HOUSING MARKET INFORMATION

HOUSING NOW
Vancouver and Abbotsford CMAs

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: September 2011

Vancouver CMA

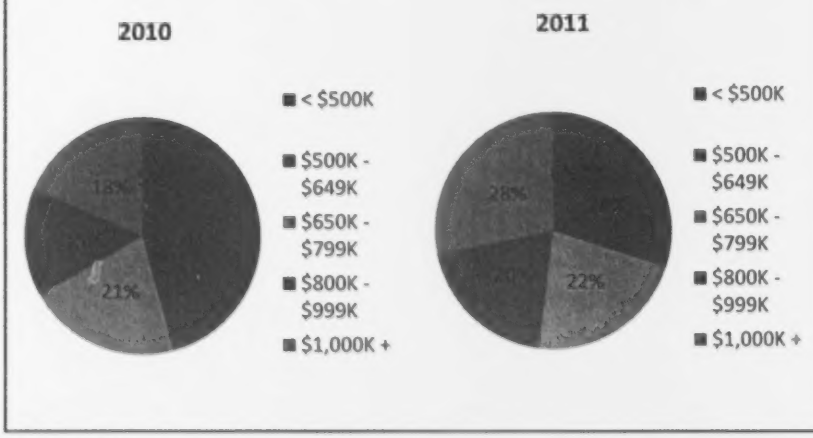
There were 1,467 housing starts in August 2011 in the Vancouver Census Metropolitan Area (CMA), maintaining levels recorded in the same month last year. So far in 2011, 11,477 units have started construction, an increase of 21 per cent over the same period last year.

Just over three quarters of all housing starts so far this year were for multi-family dwellings, representing a slight increase from the historical ten year average. Most multi-family starts were in Vancouver City, Richmond, Surrey, Burnaby and Coquitlam.

The Abbotsford CMA reported 38 housing starts in August, down slightly from the 40 starts recorded in August 2010. Multi-family construction represented almost half of housing starts during the January to August period compared to about one-fifth during the same period the previous year.

Figure 1

Absorbed Single-Detached Units by Price Range Vancouver CMA



Source: CMHC

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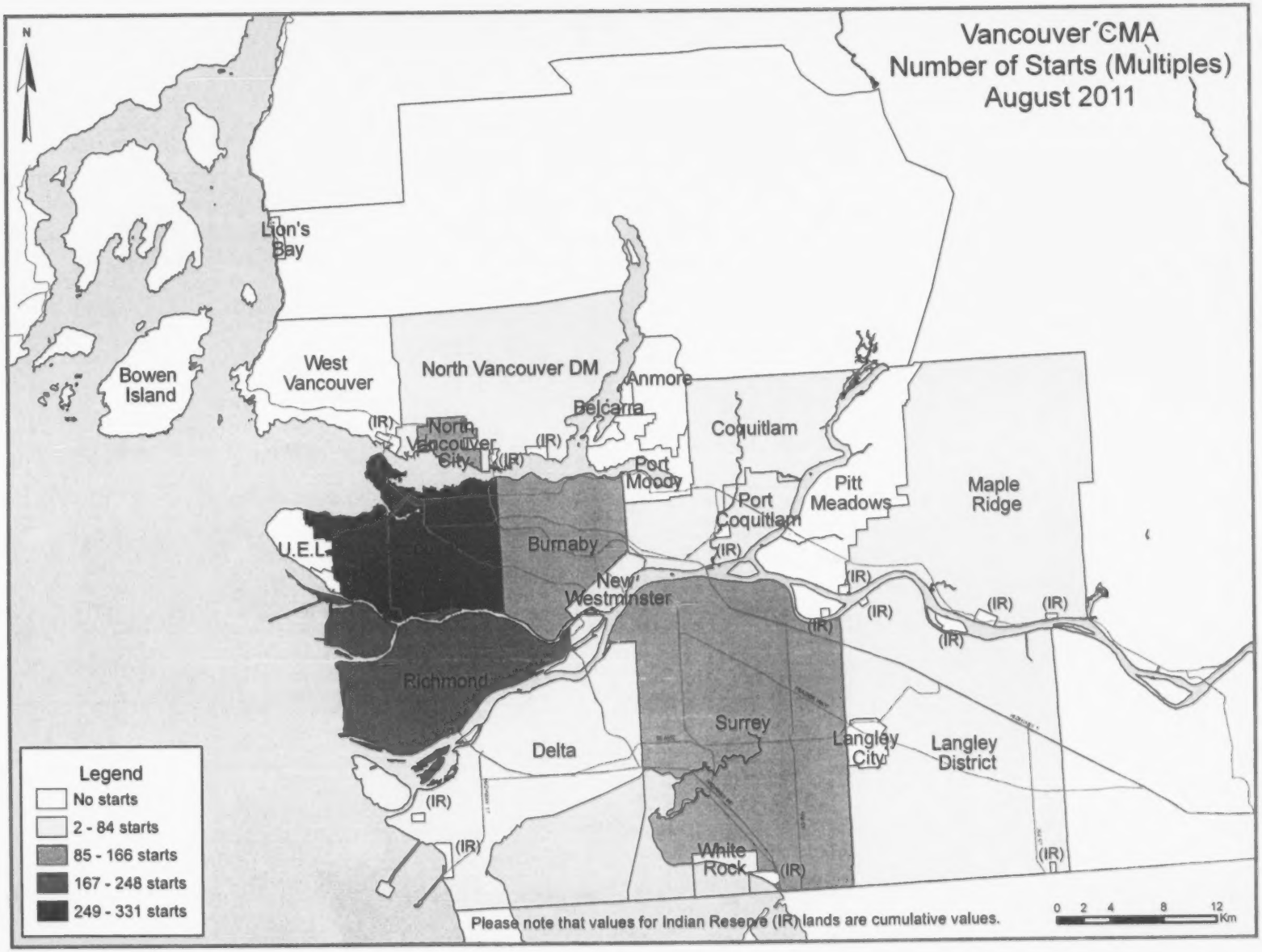
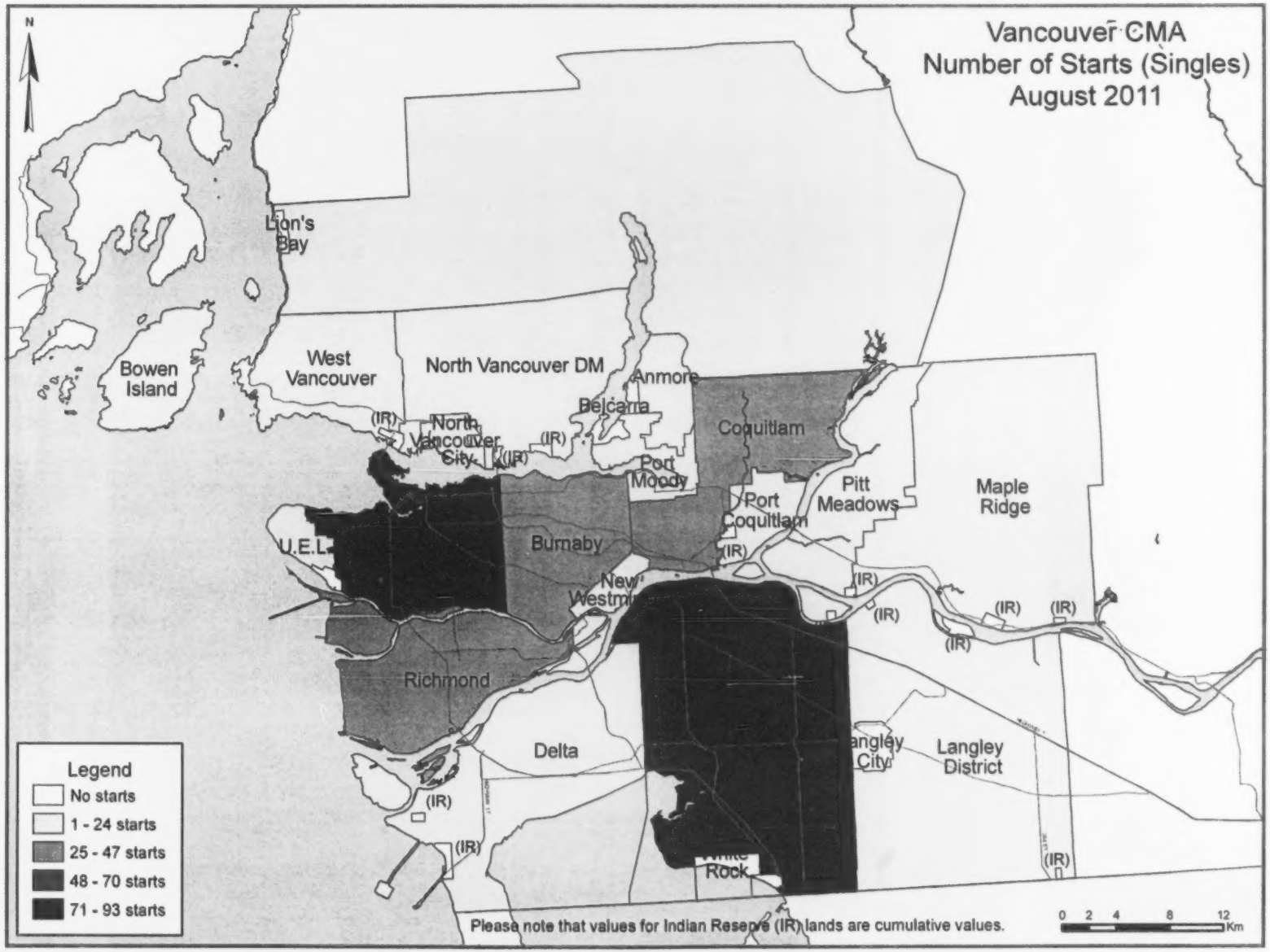
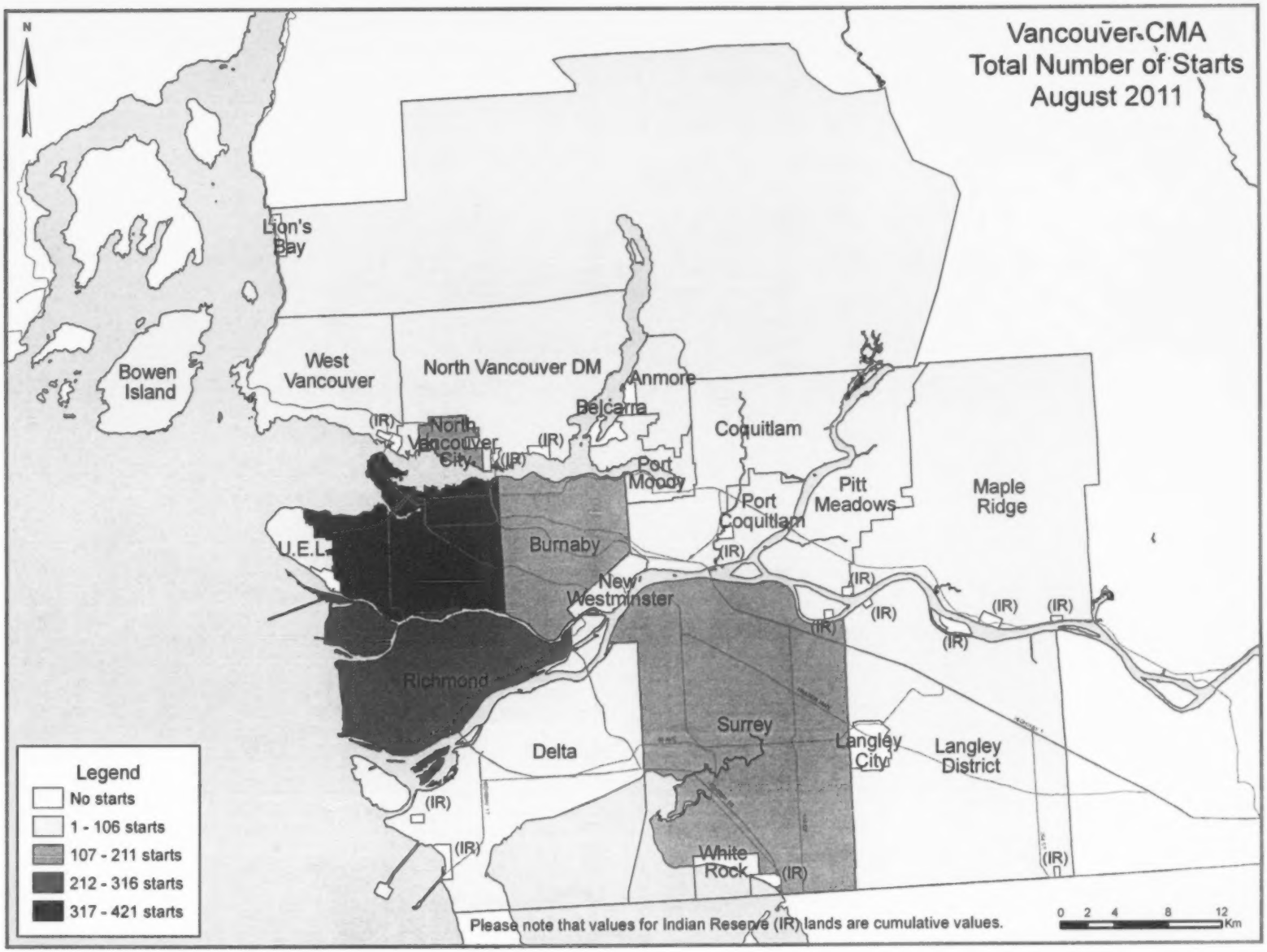
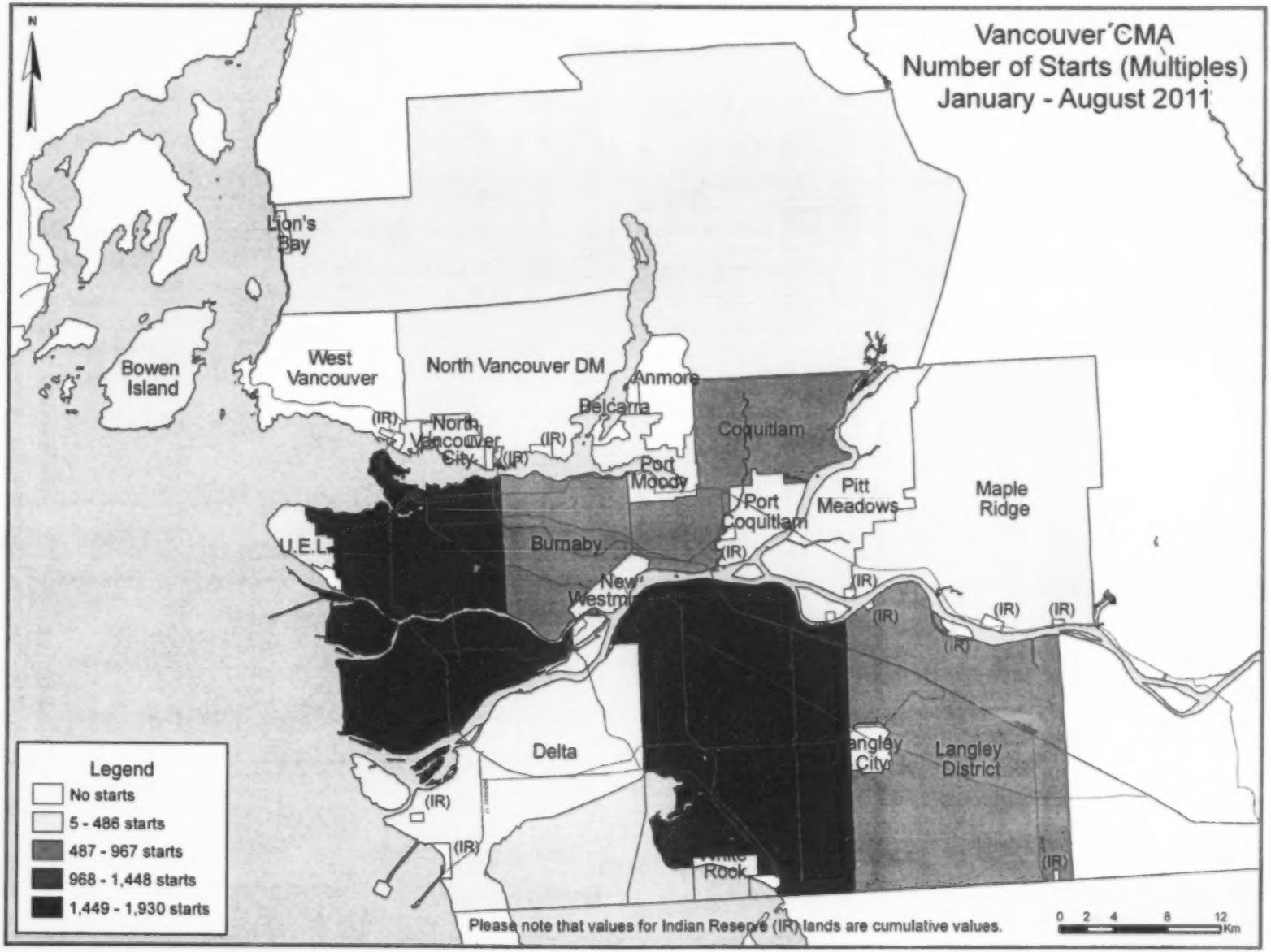
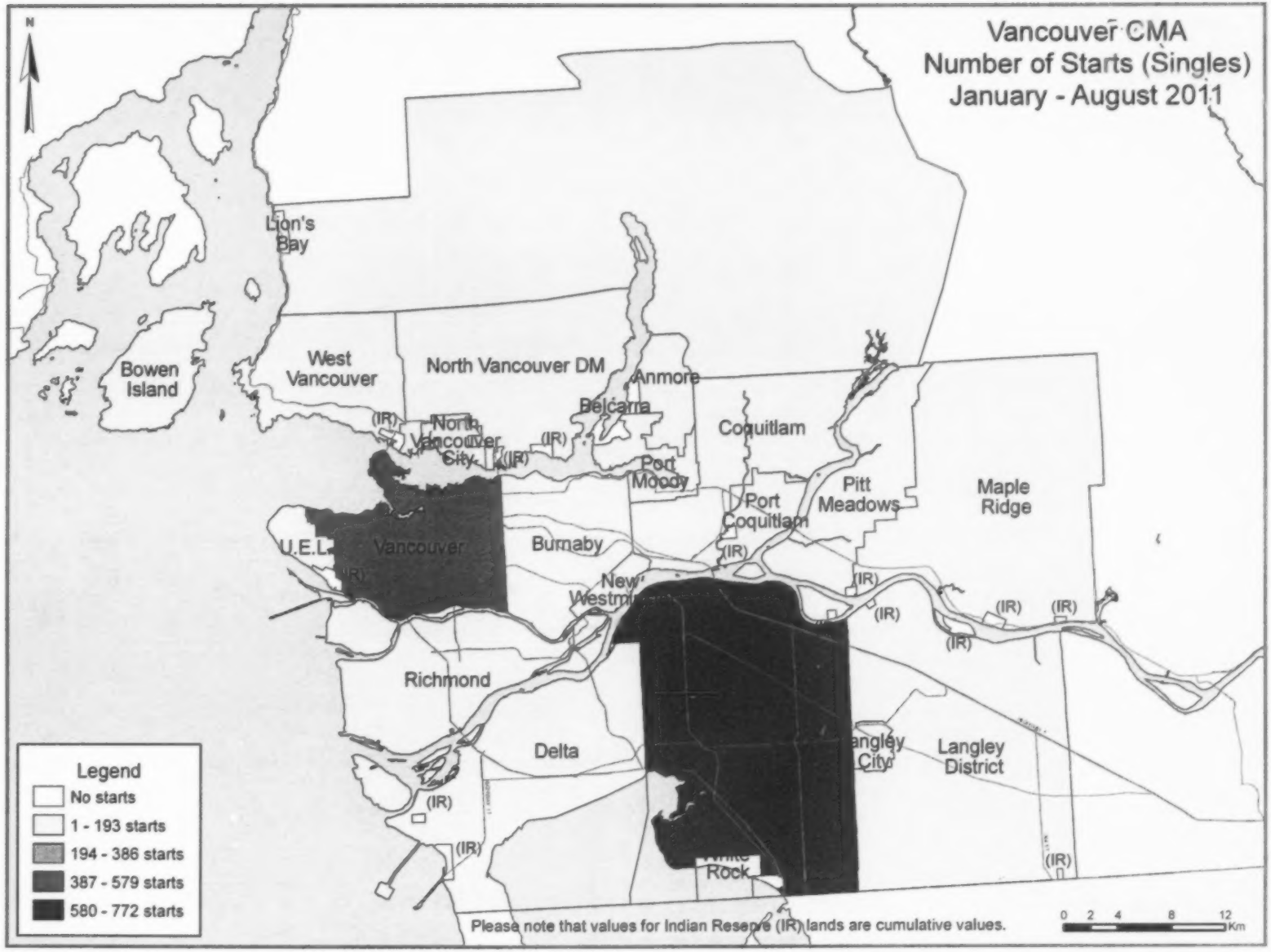
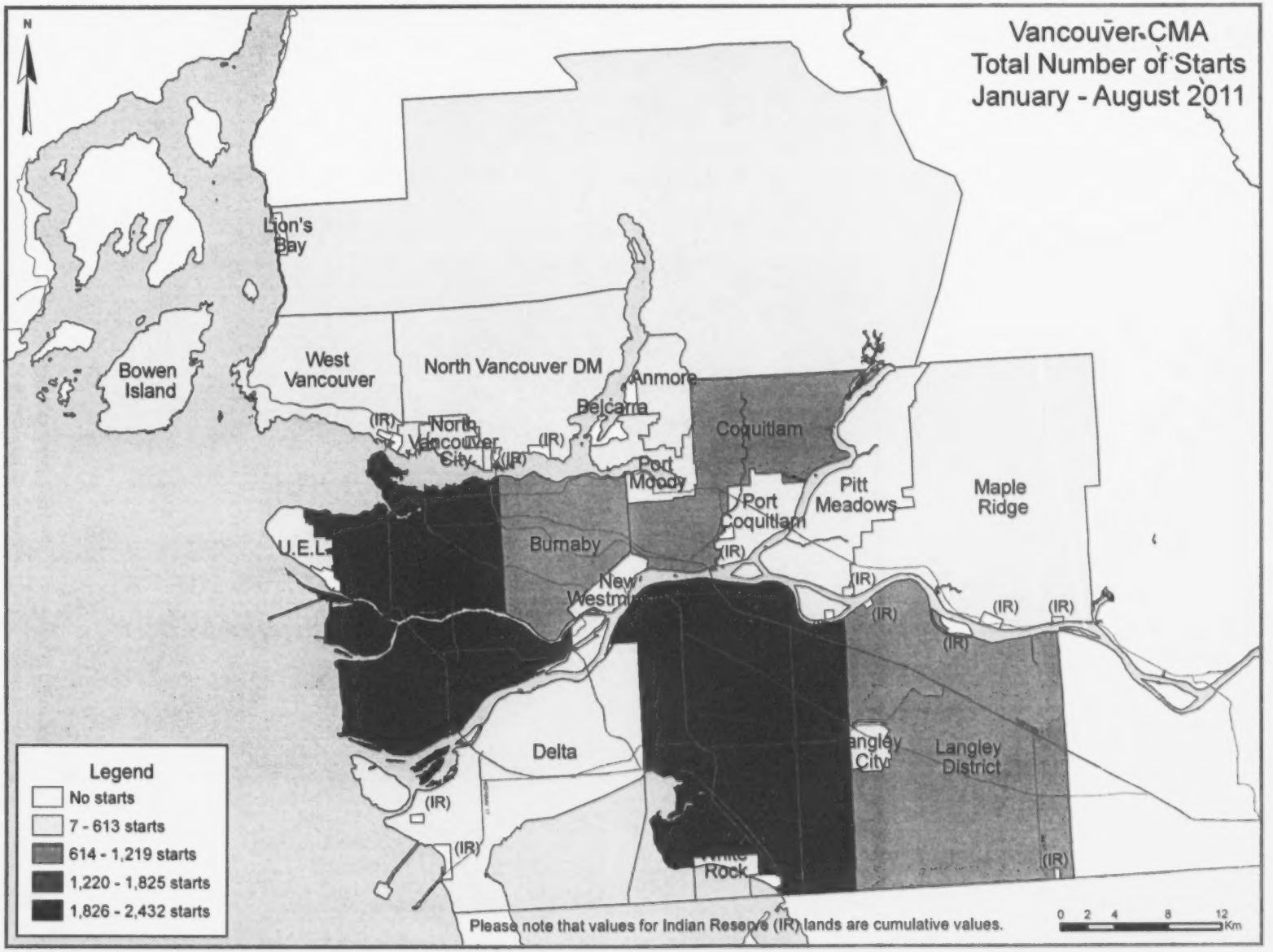

Vancouver CMA
Number of Starts (Multiples)
August 2011
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Burnaby
New Westminster
Richmond
Surrey
Delta
Langley City
Langley District
White Rock
(IR)
Legend
No starts
2 - 84 starts
85 - 166 starts
167 - 248 starts
249 - 331 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12
Km


Vancouver CMA
Number of Starts (Singles)
August 2011
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
North Vancouver City
Port Moody
Coquitlam
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Burnaby
New Westmin
Richmond
Delta
Langley City
Langley District
White Rock
(IR)
Legend
No starts
1 - 24 starts
25 - 47 starts
48 - 70 starts
71 - 93 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km

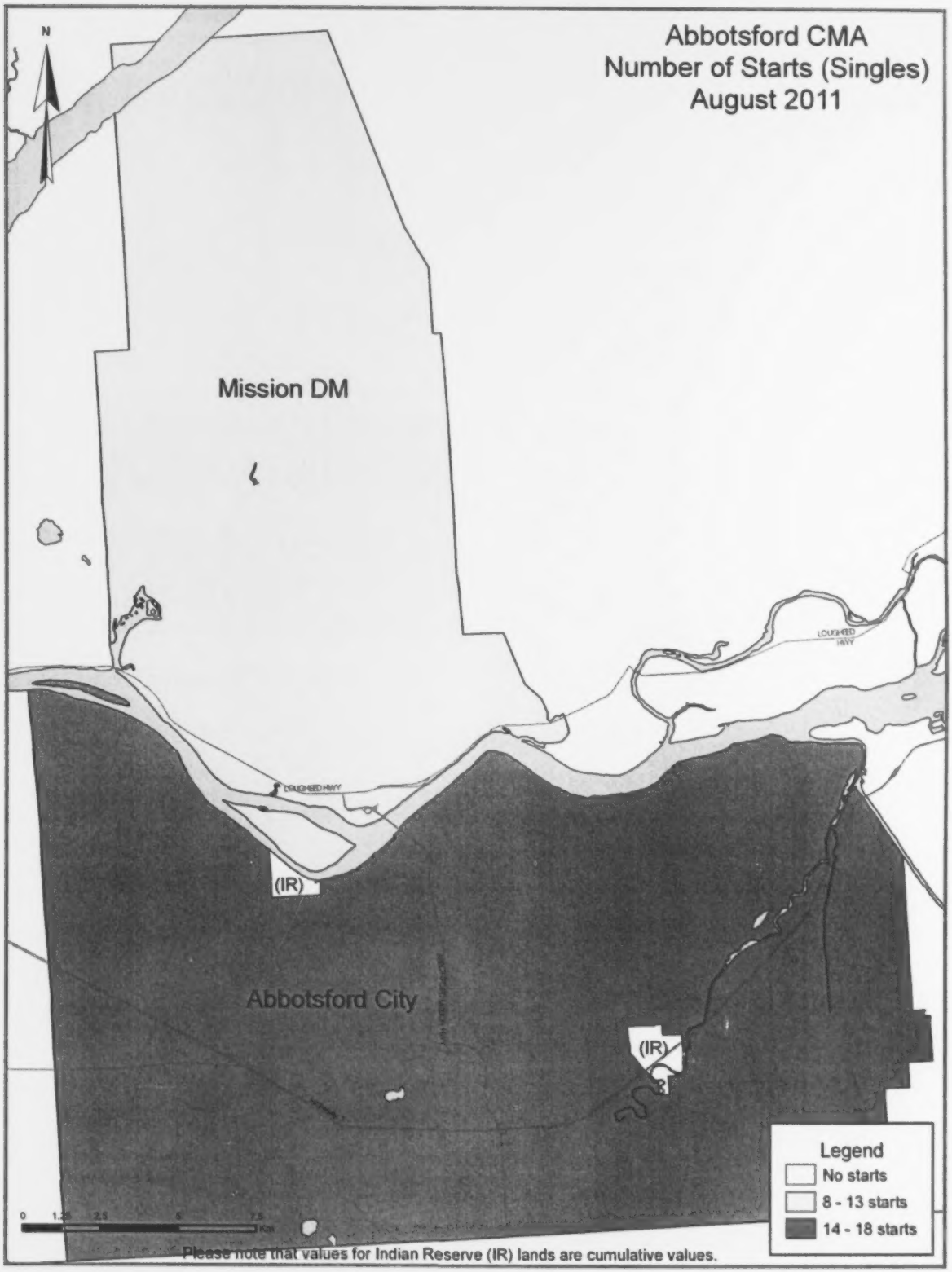

Vancouver CMA
Total Number of Starts
August 2011
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
North Vancouver City
Port Moody
Coquitlam
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Burnaby
New Westminster
Richmond
Delta
Surrey
Langley City
Langley District
White Rock
(IR)
Legend
No starts
1 - 106 starts
107 - 211 starts
212 - 316 starts
317 - 421 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km

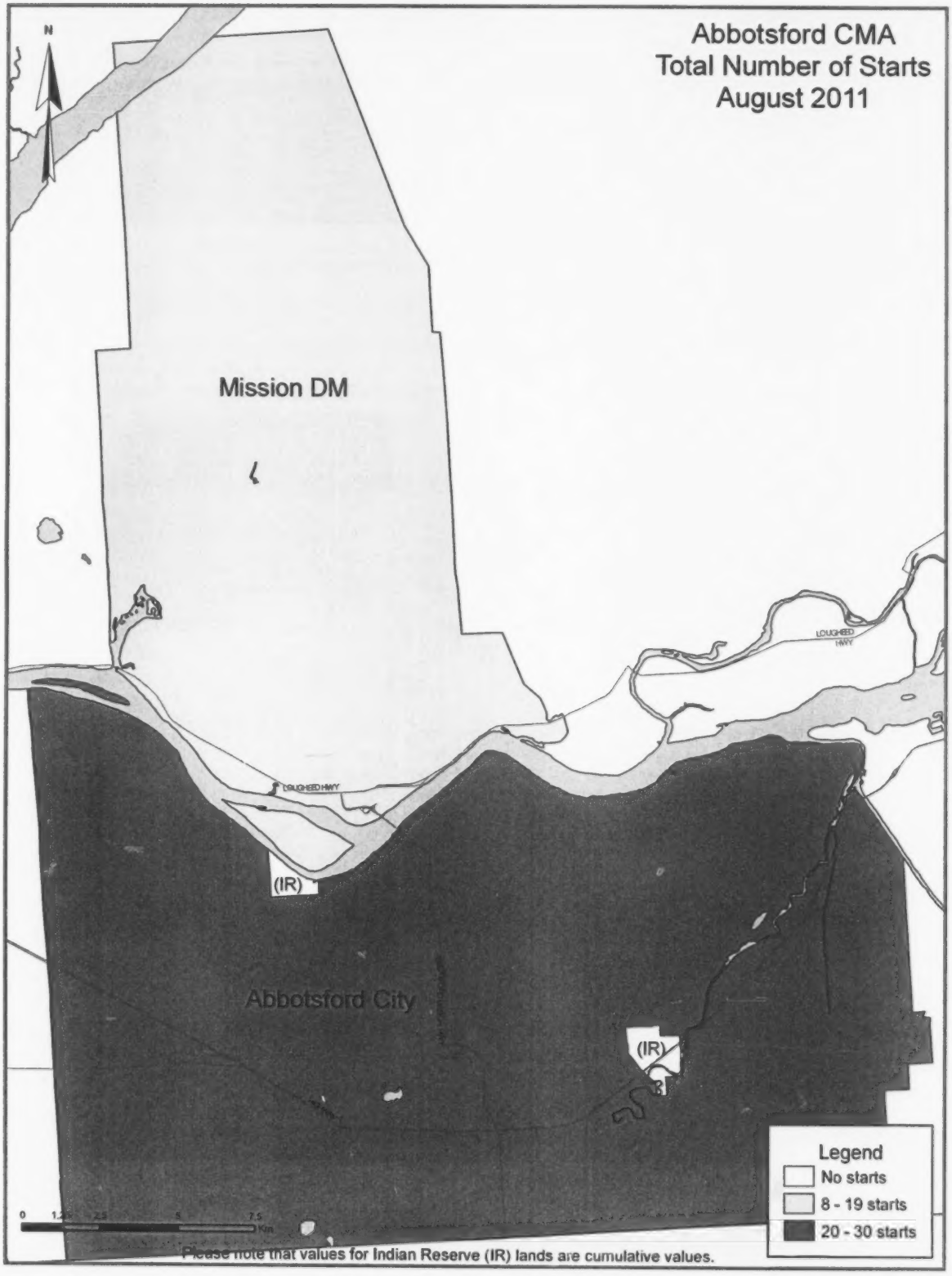

Vancouver CMA
Number of Starts (Multiples)
January - August 2011
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Burnaby
New Westmr
Delta
Langley City
Langley District
White Rock
(IR)
Legend
No starts
5 - 486 starts
487 - 967 starts
968 - 1,448 starts
1,449 - 1,930 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km

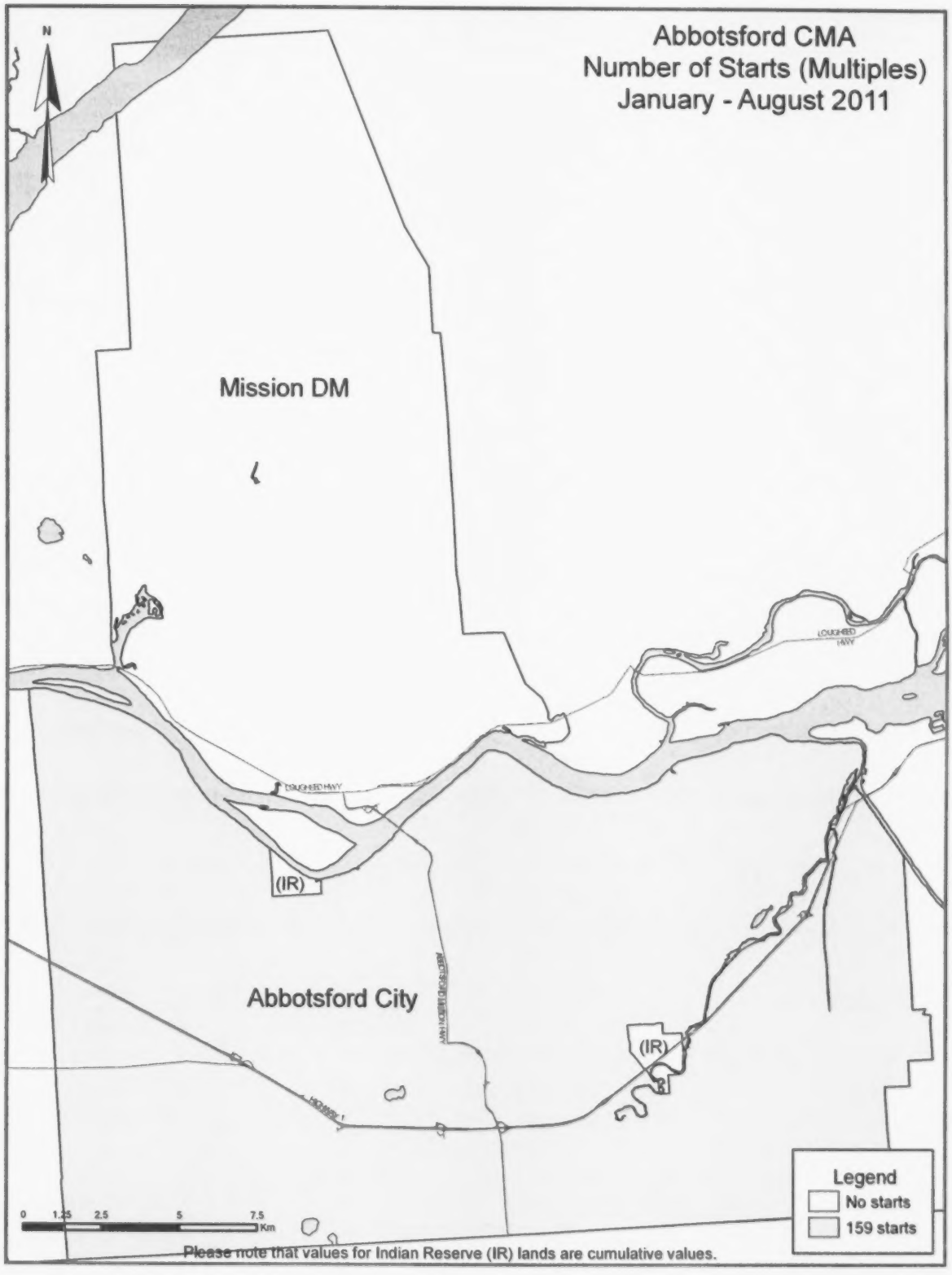

Vancouver CMA
Number of Starts (Singles)
January - August 2011
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Vancouver
Burnaby
New Westm
Richmond
Delta
Langley City
Langley District
White Rock
(IR)
Legend
No starts
1 - 193 starts
194 - 386 starts
387 - 579 starts
580 - 772 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12
Km

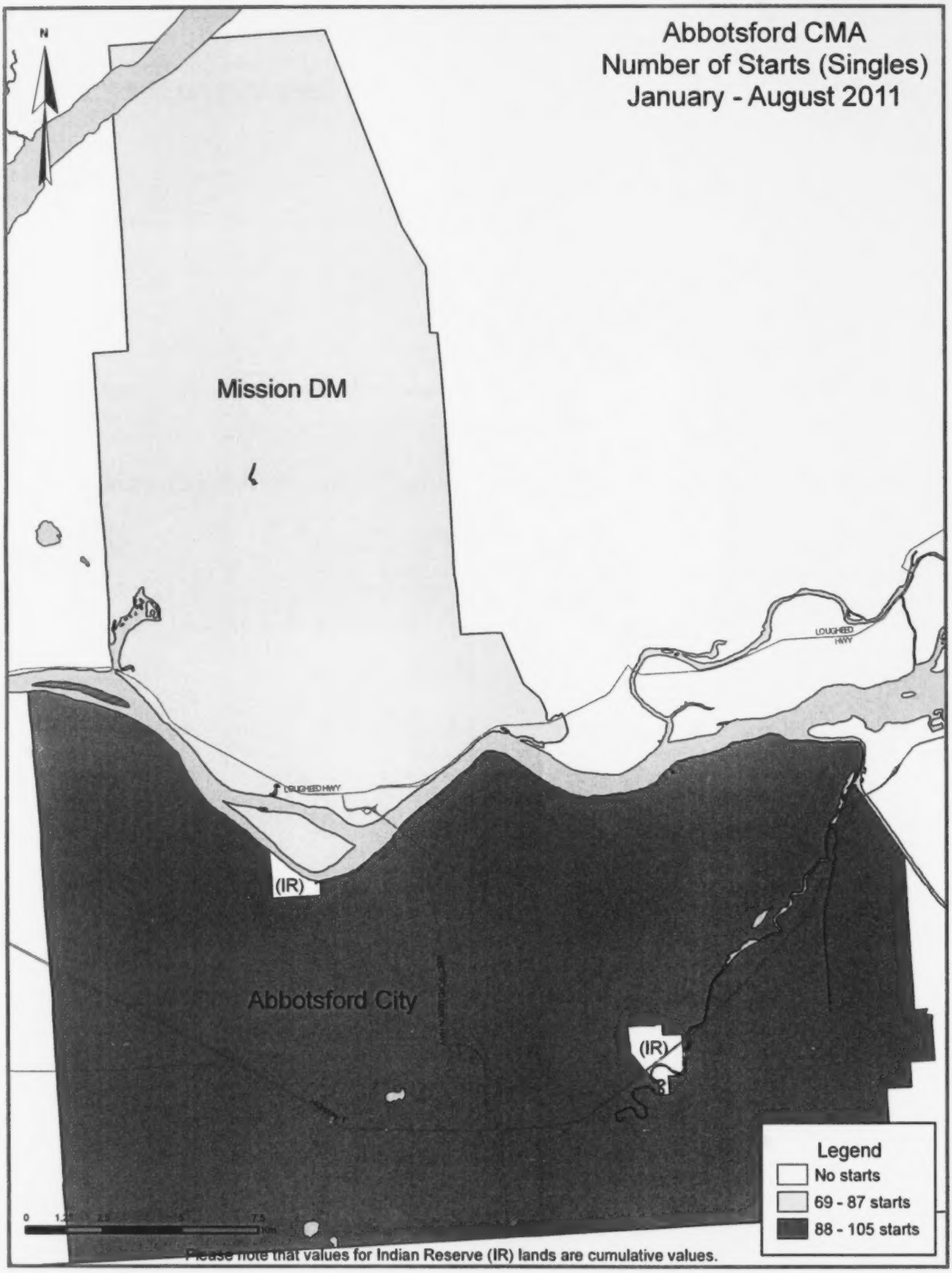

Vancouver CMA
Total Number of Starts
January - August 2011
N
Lion's Bay
Bowen Island
West Vancouver
North Vancouver DM
Anmore
Belcarra
Coquitlam
North Vancouver City
Port Moody
Port Coquitlam
Pitt Meadows
Maple Ridge
U.E.L.
Burnaby
New Westmin
Delta
Langley City
Langley District
White Rock
(IR)
Legend
No starts
7 - 613 starts
614 - 1,219 starts
1,220 - 1,825 starts
1,826 - 2,432 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km

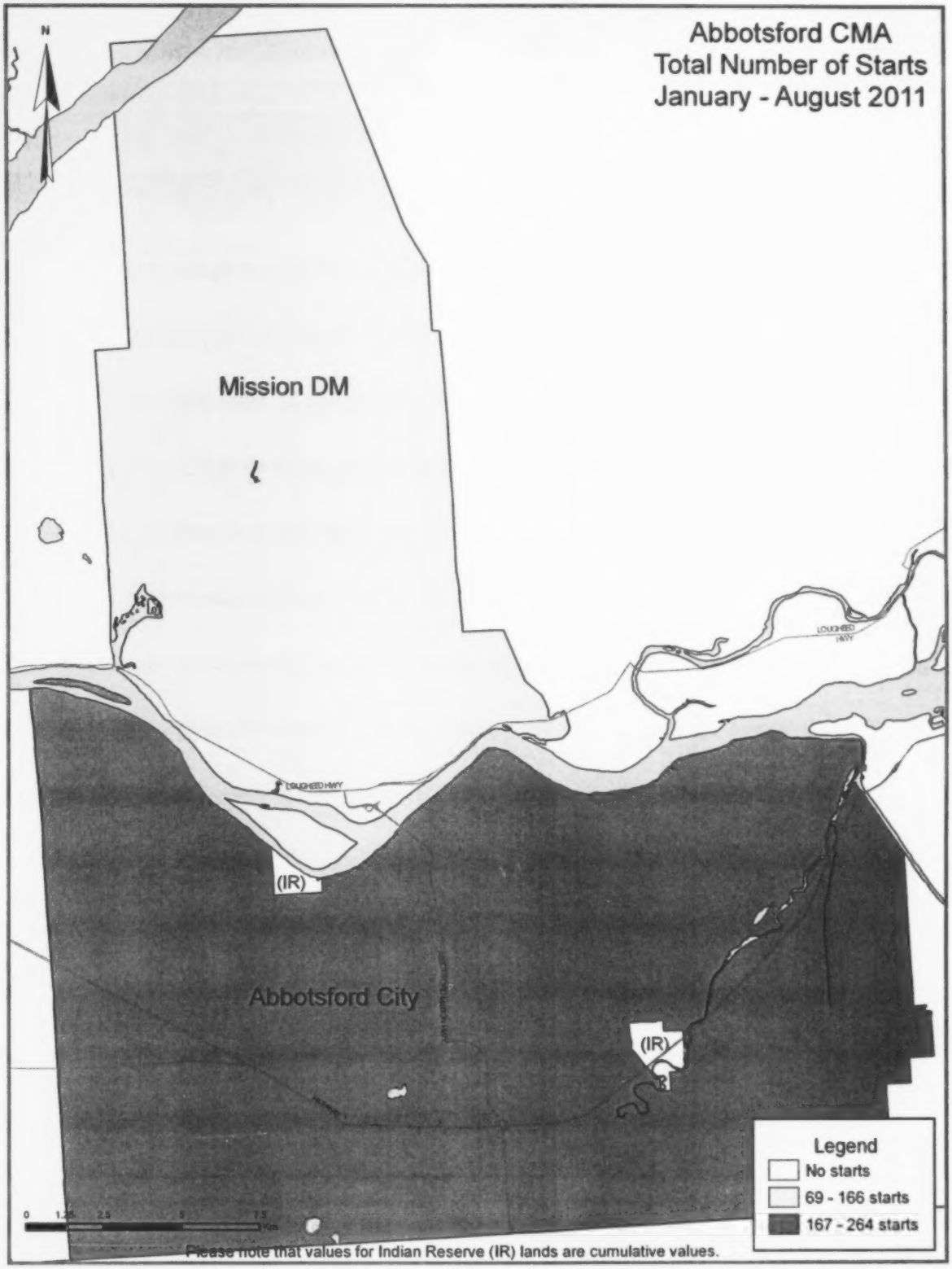
Abbotsford CMA
Number of Starts (Multiples)
August 2011
N
Mission DM
LOUGHEED HWY
LOUGHEED HWY
(IR)
Abbotsford City
(IR)
0 1.25 2.5 5 7.5 Km
Legend
No starts
12 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Number of Starts (Singles)
August 2011
N
Mission DM
LOUGHEED HWY
LOUGHEED HWY
(IR)
Abbotsford City
(IR)
Legend
No starts
8 - 13 starts
14 - 18 starts
0
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Total Number of Starts
August 2011
N
Mission DM
LOUGHEED HWY
LOUGHEED HWY
(IR)
Abbotsford City
(IR)
Legend
No starts
8 - 19 starts
20 - 30 starts
0
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Number of Starts (Multiples)
January - August 2011
N
Mission DM
Abbotsford City
(IR)
(IR)
LOUGHEED HWY
LOUGHEED HWY
HOWARD
Legend
No starts
159 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Number of Starts (Singles)
January - August 2011
N
Mission DM
LOUGHEED HWY
LOUGHEED HWY
(IR)
Abbotsford City
(IR)
Legend
No starts
69 - 87 starts
88 - 105 starts
0
Please note that values for Indian Reserve (IR) lands are cumulative values.


Abbotsford CMA
Total Number of Starts
January - August 2011
N
Mission DM
LOUGHEED HWY
(IR)
Abbotsford City
(IR)
Legend
No starts
69 - 166 starts
167 - 264 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
–	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Vancouver CMA
August 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
August 2011	334	14	238	4	145	424	31	277	1,467
August 2010	415	20	132	5	206	616	33	61	1,488
% Change	-19.5	-30.0	80.3	-20.0	-29.6	-31.2	-6.1	**	-1.4
Year-to-date 2011	2,174	188	1,329	21	2,042	4,194	203	1,326	11,477
Year-to-date 2010	3,057	180	888	37	1,419	3,206	109	597	9,493
% Change	-28.9	4.4	49.7	-43.2	43.9	30.8	86.2	122.1	20.9
UNDER CONSTRUCTION									
August 2011	2,858	234	1,633	26	2,442	9,770	239	1,491	18,693
August 2010	3,368	242	946	49	1,705	7,921	104	890	15,225
% Change	-15.1	-3.3	72.6	-46.9	43.2	23.3	129.8	67.5	22.8
COMPLETIONS									
August 2011	370	26	150	0	131	346	33	108	1,164
August 2010	399	16	90	3	138	9	9	19	683
% Change	-7.3	62.5	66.7	-100.0	-5.1	**	**	**	70.4
Year-to-date 2011	2,432	146	766	32	1,465	2,838	137	662	8,478
Year-to-date 2010	2,386	128	549	15	1,669	6,262	15	389	11,413
% Change	1.9	14.1	39.5	113.3	-12.2	-54.7	**	70.2	-25.7
COMPLETED & NOT ABSORBED									
August 2011	682	84	163	0	418	1,475	10	185	3,017
August 2010	511	66	108	3	289	1,711	1	26	2,715
% Change	33.5	27.3	50.9	-100.0	44.6	-13.8	**	**	11.1
ABSORBED									
August 2011	350	19	138	0	155	304	33	79	1,078
August 2010	374	8	83	3	127	56	4	14	669
% Change	-6.4	137.5	66.3	-100.0	22.0	**	**	**	61.1
Year-to-date 2011	2,499	156	741	38	1,456	3,406	128	319	8,743
Year-to-date 2010	2,433	127	524	15	1,648	5,262	9	207	10,225
% Change	2.7	22.8	41.4	153.3	-11.7	-35.3	**	54.1	-14.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Burnaby									
August 2011	33	2	0	0	0	120	0	0	155
August 2010	18	4	0	0	0	26	0	0	48
Delta									
August 2011	11	2	2	0	0	0	1	0	16
August 2010	8	0	0	0	0	24	1	0	33
Langley									
August 2011	17	0	22	4	25	0	0	0	68
August 2010	25	0	22	0	48	36	1	0	132
Maple Ridge / Pitt Meadows									
August 2011	15	0	0	0	31	35	0	0	81
August 2010	19	0	0	0	20	0	0	0	39
New Westminster									
August 2011	8	0	0	0	0	0	1	24	33
August 2010	5	0	0	5	0	0	0	0	10
North Vancouver									
August 2011	7	0	24	0	22	27	0	76	156
August 2010	10	0	2	0	0	0	0	52	64
Richmond									
August 2011	27	0	38	0	0	159	0	0	224
August 2010	38	0	32	0	9	0	0	0	79
Surrey									
August 2011	82	0	48	0	44	0	11	0	185
August 2010	150	0	0	0	72	0	0	9	231
Tri-Cities									
August 2011	41	0	44	0	18	0	0	0	103
August 2010	21	2	14	0	57	0	0	0	94
University Endowment Lands									
August 2011	1	0	0	0	0	0	0	0	1
August 2010	1	0	0	0	0	0	0	0	1
Vancouver City									
August 2011	72	10	56	0	5	83	18	177	421
August 2010	105	14	52	0	0	530	31	0	732
West Vancouver									
August 2011	13	0	0	0	0	0	0	0	13
August 2010	7	0	0	0	0	0	0	0	7
White Rock									
August 2011	0	0	4	0	0	0	0	0	4
August 2010	0	0	10	0	0	0	0	0	10
Indian Reserves									
August 2011	0	0	0	0	0	0	0	0	0
August 2010	0	0	0	0	0	0	0	0	0
Vancouver CMA									
August 2011	334	14	238	4	145	424	31	277	1,467
August 2010	415	20	132	5	206	616	33	61	1,488

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Burnaby									
August 2011	268	94	0	0	180	1,539	0	64	2,145
August 2010	214	72	0	0	86	946	0	70	1,388
Delta									
August 2011	82	10	36	0	53	73	1	0	255
August 2010	81	0	0	0	87	79	2	3	252
Langley									
August 2011	180	2	279	9	227	289	1	0	987
August 2010	168	4	128	0	217	167	1	0	685
Maple Ridge / Pitt Meadows									
August 2011	165	0	0	0	146	35	4	117	467
August 2010	197	0	0	0	153	165	0	1	516
New Westminster									
August 2011	48	0	0	0	42	158	1	24	273
August 2010	46	4	0	37	10	229	0	0	326
North Vancouver									
August 2011	64	12	96	6	67	550	3	222	1,020
August 2010	82	16	22	0	51	295	0	52	518
Richmond									
August 2011	275	8	246	3	349	1,071	1	227	2,180
August 2010	272	6	278	8	185	460	0	5	1,214
Surrey									
August 2011	823	8	194	6	814	1,583	43	45	3,516
August 2010	1,299	10	6	3	746	1,300	0	102	3,466
Tri-Cities									
August 2011	126	20	192	0	255	1,221	0	30	1,844
August 2010	82	16	141	0	90	312	0	50	691
University Endowment Lands									
August 2011	4	0	0	0	7	168	0	107	286
August 2010	4	0	0	0	0	216	0	134	354
Vancouver City									
August 2011	577	74	532	2	302	3,074	185	655	5,401
August 2010	703	102	317	1	80	3,722	101	471	5,497
West Vancouver									
August 2011	172	6	0	0	0	0	0	0	178
August 2010	142	12	0	0	0	0	0	0	154
White Rock									
August 2011	15	0	52	0	0	9	0	0	76
August 2010	10	0	52	0	0	30	0	0	92
Indian Reserves									
August 2011	0	0	0	0	0	0	0	0	0
August 2010	0	0	0	0	0	0	0	0	0
Vancouver CMA									
August 2011	2,858	234	1,633	26	2,442	9,770	239	1,491	18,693
August 2010	3,368	242	946	49	1,705	7,921	104	890	15,225

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Burnaby									
August 2011	15	4	0	0	0	0	0	0	19
August 2010	3	6	0	0	8	9	5	0	31
Delta									
August 2011	11	0	0	0	0	56	2	2	71
August 2010	21	2	0	0	0	0	0	1	24
Langley									
August 2011	10	0	24	0	23	0	1	0	58
August 2010	18	0	4	0	0	0	4	0	26
Maple Ridge / Pitt Meadows									
August 2011	15	2	0	0	0	0	0	0	17
August 2010	30	0	0	0	2	0	0	0	32
New Westminster									
August 2011	11	0	0	0	0	46	0	97	154
August 2010	0	0	0	0	0	0	0	0	0
North Vancouver									
August 2011	2	0	2	0	9	52	0	0	65
August 2010	9	6	2	0	0	0	0	0	17
Richmond									
August 2011	33	4	22	0	12	63	3	0	137
August 2010	0	0	0	0	34	0	0	0	34
Surrey									
August 2011	114	0	0	0	38	0	3	2	157
August 2010	182	0	10	3	79	0	0	18	292
Tri-Cities									
August 2011	31	0	28	0	49	72	0	0	180
August 2010	113	0	68	0	15	0	0	0	196
University Endowment Lands									
August 2011	0	0	0	0	0	0	0	0	0
August 2010	3	0	0	0	0	0	0	0	3
Vancouver City									
August 2011	114	16	70	0	0	57	24	7	288
August 2010	9	2	4	0	0	0	0	0	15
West Vancouver									
August 2011	4	0	0	0	0	0	0	0	4
August 2010	3	0	0	0	0	0	0	0	3
White Rock									
August 2011	1	0	4	0	0	0	0	0	5
August 2010	5	0	2	0	0	0	0	0	7
Indian Reserves									
August 2011	0	0	0	0	0	0	0	0	0
August 2010	0	0	0	0	0	0	0	0	0
Vancouver CMA									
August 2011	370	26	150	0	131	346	33	108	1,164
August 2010	399	16	90	3	138	9	9	19	683

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Burnaby									
August 2011	75	30	0	0	34	83	0	0	222
August 2010	38	16	0	0	11	57	0	0	122
Delta									
August 2011	10	0	0	0	6	43	0	0	59
August 2010	19	2	0	0	3	0	0	1	25
Langley									
August 2011	25	0	52	0	65	96	0	0	238
August 2010	22	2	32	2	25	49	0	0	132
Maple Ridge / Pitt Meadows									
August 2011	77	2	0	0	12	66	0	0	157
August 2010	46	0	0	0	14	14	0	0	74
New Westminster									
August 2011	21	2	0	0	0	100	0	28	151
August 2010	12	0	0	0	0	281	0	0	293
North Vancouver									
August 2011	10	2	14	0	25	146	0	0	197
August 2010	19	6	6	1	13	59	0	0	104
Richmond									
August 2011	37	6	20	0	37	10	2	0	112
August 2010	15	0	24	0	19	11	0	4	73
Surrey									
August 2011	213	0	0	0	137	375	3	34	762
August 2010	208	1	6	0	128	373	0	21	737
Tri-Cities									
August 2011	21	10	41	0	18	59	0	22	171
August 2010	9	2	27	0	24	102	0	0	164
University Endowment Lands									
August 2011	0	0	0	0	0	29	0	98	127
August 2010	0	0	0	0	4	14	0	0	18
Vancouver City									
August 2011	175	32	34	0	76	450	5	1	773
August 2010	90	37	4	0	46	725	1	0	903
West Vancouver									
August 2011	7	0	0	0	0	3	0	0	10
August 2010	26	0	0	0	1	12	0	0	39
White Rock									
August 2011	1	0	2	0	2	15	0	0	20
August 2010	3	0	9	0	1	14	0	0	27
Indian Reserves									
August 2011	0	0	0	0	6	0	0	0	6
August 2010	0	0	0	0	0	0	0	0	0
Vancouver CMA									
August 2011	682	84	163	0	418	1,475	10	185	3,017
August 2010	511	66	108	3	289	1,711	1	26	2,715

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Burnaby									
August 2011	12	4	0	0	3	11	0	0	30
August 2010	3	5	0	0	3	5	0	0	16
Delta									
August 2011	14	0	0	0	1	28	2	2	47
August 2010	20	0	0	0	0	0	0	1	21
Langley									
August 2011	11	0	14	0	23	2	1	0	51
August 2010	13	0	12	0	1	0	4	0	30
Maple Ridge / Pitt Meadows									
August 2011	18	0	0	0	11	2	0	0	31
August 2010	26	0	0	0	6	0	0	0	32
New Westminster									
August 2011	11	0	0	0	0	18	0	69	98
August 2010	1	0	0	0	0	5	0	0	6
North Vancouver									
August 2011	4	2	2	0	5	50	0	0	63
August 2010	11	3	3	0	9	4	0	0	30
Richmond									
August 2011	25	0	14	0	9	63	4	0	115
August 2010	0	0	0	0	27	0	0	0	27
Surrey									
August 2011	126	0	2	0	50	31	1	1	211
August 2010	162	0	6	3	63	17	0	13	264
Tri-Cities									
August 2011	24	2	28	0	48	51	0	0	153
August 2010	114	0	56	0	12	8	0	0	190
University Endowment Lands									
August 2011	0	0	0	0	2	0	0	0	2
August 2010	3	0	0	0	1	1	0	0	5
Vancouver City									
August 2011	91	11	72	0	1	42	25	7	249
August 2010	5	0	2	0	3	9	0	0	19
West Vancouver									
August 2011	3	0	0	0	0	1	0	0	4
August 2010	6	0	0	0	1	5	0	0	12
White Rock									
August 2011	1	0	6	0	2	5	0	0	14
August 2010	4	0	4	0	1	2	0	0	11
Indian Reserves									
August 2011	0	0	0	0	0	0	0	0	0
August 2010	0	0	0	0	0	0	0	0	0
Vancouver CMA									
August 2011	350	19	138	0	155	304	33	79	1,078
August 2010	374	8	83	3	127	56	4	14	669

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Vancouver CMA 2001 - 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2010	4,287	262	1,315	39	2,467	5,793	207	847	15,217
% Change	48.4	48.9	98.3	129.4	38.0	146.0	**	102.6	82.5
2009	2,888	176	663	17	1,788	2,355	29	418	8,339
% Change	-19.5	-52.8	-7.5	-41.4	-32.3	-79.5	52.6	-42.7	-57.4
2008	3,586	373	717	29	2,642	11,496	19	729	19,591
% Change	-13.1	0.3	93.8	-61.8	-5.6	-7.1	-85.7	51.2	-5.5
2007	4,128	372	370	76	2,799	12,376	133	482	20,736
% Change	-25.1	5.1	60.2	-11.6	-11.3	39.9	**	-1.2	10.9
2006	5,511	354	231	86	3,155	8,845	21	488	18,705
% Change	17.9	-11.1	33.5	-58.0	-12.1	-4.8	-68.2	-6.2	-1.1
2005	4,673	398	173	205	3,588	9,291	66	520	18,914
% Change	-11.8	-10.4	-41.6	-26.5	-6.2	8.8	-8.3	-22.8	-2.7
2004	5,297	444	296	279	3,826	8,542	72	674	19,430
% Change	4.5	1.8	17.0	-0.4	47.2	41.3	-10.0	-22.0	24.3
2003	5,070	436	253	280	2,599	6,044	80	864	15,626
% Change	4.7	-3.1	-8.3	135.3	31.7	44.5	45.5	-30.7	18.4
2002	4,843	450	276	119	1,974	4,182	55	1,247	13,197
% Change	42.4	-1.3	39.4	9.2	79.9	51.9	-70.4	-50.8	21.5
2001	3,400	456	198	109	1,097	2,754	186	2,535	10,862

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
August 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010	% Change
Anmore	5	7	0	0	0	0	0	0	5	7	-28.6
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	2	0	0	0	0	0	0	0	2	0	n/a
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	8	3	0	0	0	0	0	26	8	29	-72.4
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	6	6	0	2	0	0	0	0	6	8	-25.0
Burnaby - Central Park	5	2	0	0	0	0	0	0	5	2	150.0
Burnaby - Remainder	14	7	2	2	0	0	120	0	136	9	**
Burnaby Total	33	18	2	4	0	0	120	26	155	48	**
Coquitlam	38	21	0	0	18	57	42	8	98	86	14.0
Delta - Tsawwassen	3	1	2	0	0	0	0	0	5	1	**
Delta - Ladner	9	7	0	0	0	0	2	24	11	31	-64.5
Delta - North	0	1	0	0	0	0	0	0	0	1	-100.0
Delta	12	9	2	0	0	0	2	24	16	33	-51.5
Langley City	0	0	0	0	0	0	0	36	0	36	-100.0
Langley District	21	26	0	0	25	48	22	22	68	96	-29.2
Lion's Bay	0	1	0	0	0	0	0	0	0	1	-100.0
Maple Ridge	14	18	0	0	31	20	35	0	80	38	110.5
New Westminster	9	10	0	0	0	0	24	0	33	10	**
North Vancouver City	3	0	0	0	5	0	115	54	123	54	127.8
North Vancouver DM	4	10	0	0	17	0	12	0	33	10	**
Pitt Meadows	1	1	0	0	0	0	0	0	1	1	0.0
Port Coquitlam	1	0	0	2	0	0	2	6	3	8	-62.5
Port Moody	2	0	0	0	0	0	0	0	2	0	n/a
Richmond	27	38	0	0	0	9	197	32	224	79	183.5
Surrey - South	30	43	0	4	24	21	2	0	56	68	-17.6
Surrey - Cloverdale	20	38	4	0	4	7	8	9	36	54	-33.3
Surrey - North	34	50	0	4	0	36	36	0	70	90	-22.2
Surrey - Guildford	1	2	0	0	0	0	0	0	1	2	-50.0
Surrey - Whalley	8	17	0	0	12	0	2	0	22	17	29.4
Surrey Total	93	150	4	8	40	64	48	9	185	231	-19.9
University Endowment Lands	1	1	0	0	0	0	0	0	1	1	0.0
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kitsilano	0	1	2	0	0	0	33	0	35	1	**
Vancouver - False Creek	0	1	2	2	3	0	147	0	152	3	**
Vancouver - Granville/Oak	0	0	0	0	0	0	2	0	2	0	n/a
Vancouver - Kerrisdale	7	2	0	0	0	0	2	0	9	2	**
Vancouver - Marpole	4	10	0	2	0	0	2	8	6	20	-70.0
Vancouver - Eastside	49	91	2	8	0	0	122	72	173	171	1.2
Vancouver - Mt. Pleasant	0	1	2	0	0	0	0	494	2	495	-99.6
Vancouver - Strath/Grand	0	0	2	2	0	0	0	0	2	2	0.0
Vancouver - Westside	30	30	2	0	0	0	8	8	40	38	5.3
Vancouver Total	90	136	12	14	3	0	316	582	421	732	-42.5
West Vancouver	13	7	0	0	0	0	0	0	13	7	85.7
White Rock	0	0	0	0	0	0	4	10	4	10	-60.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	369	453	20	28	139	198	939	809	1,467	1,488	-1.4

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - August 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Anmore	7	26	0	0	0	0	0	0	7	26	-73.1
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	12	6	0	0	0	0	6	6	18	12	50.0
Burnaby - Mountain	3	0	0	0	0	0	155	0	158	0	n/a
Burnaby - North	56	44	10	4	7	4	13	26	86	78	10.3
Burnaby - Lougheed Mall	1	0	0	0	0	0	0	0	1	0	n/a
Burnaby - South & East	25	36	26	10	18	12	44	37	113	95	18.9
Burnaby - Central Park	18	26	10	12	0	26	0	0	28	64	-56.3
Burnaby - Remainder	86	81	36	54	121	19	503	357	746	511	46.0
Burnaby Total	189	187	82	80	146	61	715	420	1,132	748	51.3
Coquitlam	139	122	18	14	255	105	669	410	1,081	651	66.1
Delta - Tsawwassen	12	12	2	0	0	0	0	55	14	67	-79.1
Delta - Ladner	19	39	2	6	0	0	4	27	25	72	-65.3
Delta - North	49	52	16	0	41	90	105	0	211	142	48.6
Delta	80	103	20	6	41	90	109	82	250	281	-11.0
Langley City	3	2	0	0	0	0	119	105	122	107	14.0
Langley District	150	154	2	0	223	219	276	138	651	511	27.4
Lion's Bay	0	2	0	0	0	0	0	0	0	2	-100.0
Maple Ridge	166	222	4	4	100	63	81	21	351	310	13.2
New Westminster	47	83	2	4	23	10	155	129	227	226	0.4
North Vancouver City	19	1	24	16	12	8	290	72	345	97	**
North Vancouver DM	23	52	0	2	40	20	295	129	358	203	76.4
Pitt Meadows	4	14	0	0	0	0	71	0	75	14	**
Port Coquitlam	8	4	0	4	0	7	24	48	32	63	-49.2
Port Moody	9	11	0	0	5	13	0	0	14	24	-41.7
Richmond	187	202	60	38	243	128	1,352	481	1,842	849	117.0
Surrey - South	191	335	32	34	197	180	76	14	496	563	-11.9
Surrey - Cloverdale	158	434	24	4	125	112	75	113	382	663	-42.4
Surrey - North	356	562	2	20	262	255	345	196	965	1,033	-6.6
Surrey - Guildford	2	11	0	0	22	0	0	0	24	11	118.2
Surrey - Whalley	65	95	0	2	35	0	277	108	377	205	83.9
Surrey Total	772	1,437	58	60	641	547	773	431	2,244	2,475	-9.3
University Endowment Lands	1	2	0	0	0	0	179	170	180	172	4.7
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	558	430	558	430	29.8
Vancouver - Kitsilano	6	5	6	6	9	15	231	0	252	26	**
Vancouver - False Creek	2	1	2	2	6	0	147	0	157	3	**
Vancouver - Granville/Oak	7	5	0	0	8	0	2	51	17	56	-69.6
Vancouver - Kerrisdale	25	36	0	0	4	0	14	12	43	48	-10.4
Vancouver - Marpole	35	39	2	6	0	0	16	22	53	67	-20.9
Vancouver - Eastside	217	255	28	28	47	29	384	448	676	760	-11.1
Vancouver - Mt. Pleasant	4	1	18	10	27	0	247	772	296	783	-62.2
Vancouver - Strath/Grand	2	0	4	2	0	0	0	128	6	130	-95.4
Vancouver - Westside	204	167	4	2	73	0	81	123	362	292	24.0
Vancouver Total	502	509	64	56	174	44	1,692	1,986	2,432	2,595	-6.3
West Vancouver	70	62	0	0	0	0	0	0	70	62	12.9
White Rock	10	2	0	0	0	0	36	63	46	65	-29.2
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	2,398	3,203	334	284	1,903	1,315	6,842	4,691	11,477	9,493	20.9

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
August 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	26	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	0	0	0	0	120	0	0	0
Burnaby Total	0	0	0	0	120	26	0	0
Coquitlam	18	57	0	0	42	8	0	0
Delta - Tsawwassen	0	0	0	0	0	0	0	0
Delta - Ladner	0	0	0	0	2	24	0	0
Delta - North	0	0	0	0	0	0	0	0
Delta	0	0	0	0	2	24	0	0
Langley City	0	0	0	0	0	36	0	0
Langley District	25	48	0	0	22	22	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	31	20	0	0	35	0	0	0
New Westminster	0	0	0	0	0	0	24	0
North Vancouver City	5	0	0	0	39	2	76	52
North Vancouver DM	17	0	0	0	12	0	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	0	0	0	2	6	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	0	9	0	0	197	32	0	0
Surrey - South	24	21	0	0	2	0	0	0
Surrey - Cloverdale	4	7	0	0	8	0	0	9
Surrey - North	0	36	0	0	36	0	0	0
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	12	0	0	0	2	0	0	0
Surrey Total	40	64	0	0	48	0	0	9
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	0	0	0	3	0	30	0
Vancouver - False Creek	3	0	0	0	0	0	147	0
Vancouver - Granville/Oak	0	0	0	0	2	0	0	0
Vancouver - Kerrisdale	0	0	0	0	2	0	0	0
Vancouver - Marpole	0	0	0	0	2	8	0	0
Vancouver - Eastside	0	0	0	0	122	72	0	0
Vancouver - Mt. Pleasant	0	0	0	0	0	494	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	0	0	0	0	8	8	0	0
Vancouver Total	3	0	0	0	139	582	177	0
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	4	10	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	139	198	0	0	662	748	277	61

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - August 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	6	4	0	2
Burnaby - Mountain	0	0	0	0	155	0	0	0
Burnaby - North	7	4	0	0	13	26	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	18	12	0	0	44	37	0	0
Burnaby - Central Park	0	26	0	0	0	0	0	0
Burnaby - Remainder	121	19	0	0	439	287	64	70
Burnaby Total	146	61	0	0	651	350	64	70
Coquitlam	255	105	0	0	637	360	32	50
Delta - Tsawwassen	0	0	0	0	0	55	0	0
Delta - Ladner	0	0	0	0	4	24	0	3
Delta - North	41	90	0	0	105	0	0	0
Delta	41	90	0	0	109	79	0	3
Langley City	0	0	0	0	119	105	0	0
Langley District	223	219	0	0	276	138	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	100	63	0	0	35	21	46	0
New Westminster	23	10	0	0	131	129	24	0
North Vancouver City	12	8	0	0	214	20	76	52
North Vancouver DM	40	20	0	0	149	129	146	0
Pitt Meadows	0	0	0	0	0	0	71	0
Port Coquitlam	0	7	0	0	24	48	0	0
Port Moody	5	13	0	0	0	0	0	0
Richmond	243	128	0	0	1,128	478	224	3
Surrey - South	197	180	0	0	76	0	0	14
Surrey - Cloverdale	125	112	0	0	75	20	0	93
Surrey - North	262	255	0	0	309	169	36	27
Surrey - Guildford	22	0	0	0	0	0	0	0
Surrey - Whalley	35	0	0	0	277	108	0	0
Surrey Total	641	547	0	0	737	297	36	134
University Endowment Lands	0	0	0	0	0	170	179	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	410	226	148	204
Vancouver - Kitsilano	9	15	0	0	139	0	92	0
Vancouver - False Creek	6	0	0	0	0	0	147	0
Vancouver - Granville/Oak	8	0	0	0	2	51	0	0
Vancouver - Kerrisdale	4	0	0	0	14	12	0	0
Vancouver - Marpole	0	0	0	0	16	22	0	0
Vancouver - Eastside	47	29	0	0	344	420	40	28
Vancouver - Mt. Pleasant	27	0	0	0	247	772	0	0
Vancouver - Strath/Grand	0	0	0	0	0	128	0	0
Vancouver - Westside	73	0	0	0	80	72	1	51
Vancouver Total	174	44	0	0	1,264	1,703	428	283
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	36	63	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	1,903	1,315	0	0	5,516	4,094	1,326	597

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
August 2011

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010
Anmore	5	7	0	0	0	0	5	7
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	2	0	0	0	0	0	2	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	8	3	0	26	0	0	8	29
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	6	8	0	0	0	0	6	8
Burnaby - Central Park	5	2	0	0	0	0	5	2
Burnaby - Remainder	16	9	120	0	0	0	136	9
Burnaby Total	35	22	120	26	0	0	155	48
Coquitlam	80	29	18	57	0	0	98	86
Delta - Tsawwassen	5	1	0	0	0	0	5	1
Delta - Ladner	10	6	0	24	1	1	11	31
Delta - North	0	1	0	0	0	0	0	1
Delta	15	8	0	24	1	1	16	33
Langley City	0	0	0	36	0	0	0	36
Langley District	39	47	29	48	0	1	68	96
Lion's Bay	0	1	0	0	0	0	0	1
Maple Ridge	14	18	66	20	0	0	80	38
New Westminster	8	5	0	5	25	0	33	10
North Vancouver City	15	2	32	0	76	52	123	54
North Vancouver DM	16	10	17	0	0	0	33	10
Pitt Meadows	1	1	0	0	0	0	1	1
Port Coquitlam	3	8	0	0	0	0	3	8
Port Moody	2	0	0	0	0	0	2	0
Richmond	65	70	159	9	0	0	224	79
Surrey - South	32	43	24	25	0	0	56	68
Surrey - Cloverdale	19	38	8	7	9	9	36	54
Surrey - North	68	50	0	40	2	0	70	90
Surrey - Guildford	1	2	0	0	0	0	1	2
Surrey - Whalley	10	17	12	0	0	0	22	17
Surrey Total	130	150	44	72	11	9	185	231
University Endowment Lands	1	1	0	0	0	0	1	1
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	2	1	3	0	30	0	35	1
Vancouver - False Creek	0	3	5	0	147	0	152	3
Vancouver - Granville/Oak	2	0	0	0	0	0	2	0
Vancouver - Kerrisdale	9	2	0	0	0	0	9	2
Vancouver - Marpole	6	17	0	0	0	3	6	20
Vancouver - Eastside	80	117	80	36	13	18	173	171
Vancouver - Mt. Pleasant	2	0	0	494	0	1	2	495
Vancouver - Strath/Grand	2	2	0	0	0	0	2	2
Vancouver - Westside	35	29	0	0	5	9	40	38
Vancouver Total	138	171	88	530	195	31	421	732
West Vancouver	13	7	0	0	0	0	13	7
White Rock	4	10	0	0	0	0	4	10
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	586	567	573	827	308	94	1,467	1,488

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - August 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Anmore	7	26	0	0	0	0	7	26
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	18	10	0	0	0	2	18	12
Burnaby - Mountain	3	0	155	0	0	0	158	0
Burnaby - North	66	48	20	30	0	0	86	78
Burnaby - Lougheed Mall	1	0	0	0	0	0	1	0
Burnaby - South & East	47	46	66	49	0	0	113	95
Burnaby - Central Park	28	38	0	26	0	0	28	64
Burnaby - Remainder	122	135	560	306	64	70	746	511
Burnaby Total	267	267	801	411	64	70	1,132	748
Coquitlam	309	238	740	363	32	50	1,081	651
Delta - Tsawwassen	14	12	0	55	0	0	14	67
Delta - Ladner	24	39	0	28	1	5	25	72
Delta - North	85	52	126	90	0	0	211	142
Delta	123	103	126	173	1	5	250	281
Langley City	3	2	119	105	0	0	122	107
Langley District	408	285	231	219	12	7	651	511
Lion's Bay	0	2	0	0	0	0	0	2
Maple Ridge	164	221	137	88	50	1	351	310
New Westminster	46	56	156	170	25	0	227	226
North Vancouver City	67	37	198	8	80	52	345	97
North Vancouver DM	57	52	155	151	146	0	358	203
Pitt Meadows	4	14	0	0	71	0	75	14
Port Coquitlam	22	38	10	25	0	0	32	63
Port Moody	9	11	5	13	0	0	14	24
Richmond	346	388	1,268	458	228	3	1,842	849
Surrey - South	227	332	269	217	0	14	496	563
Surrey - Cloverdale	152	454	193	116	37	93	382	663
Surrey - North	450	564	467	442	48	27	965	1,033
Surrey - Guildford	2	11	22	0	0	0	24	11
Surrey - Whalley	87	97	290	108	0	0	377	205
Surrey Total	918	1,458	1,241	883	85	134	2,244	2,475
University Endowment Lands	1	2	0	170	179	0	180	172
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	410	226	148	204	558	430
Vancouver - Kitsilano	14	11	146	15	92	0	252	26
Vancouver - False Creek	2	3	8	0	147	0	157	3
Vancouver - Granville/Oak	9	3	8	49	0	4	17	56
Vancouver - Kerrisdale	35	45	4	0	4	3	43	48
Vancouver - Marpole	45	58	0	0	8	9	53	67
Vancouver - Eastside	415	366	144	322	117	72	676	760
Vancouver - Mt. Pleasant	22	10	274	772	0	1	296	783
Vancouver - Strath/Grand	6	130	0	0	0	0	6	130
Vancouver - Westside	246	183	76	20	40	89	362	292
Vancouver Total	806	809	1,070	1,404	556	382	2,432	2,595
West Vancouver	70	62	0	0	0	0	70	62
White Rock	46	44	0	21	0	0	46	65
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	3,691	4,125	6,257	4,662	1,529	706	11,477	9,493

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
August 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010	% Change
Anmore	9	2	0	0	0	0	0	0	9	2	**
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	0	1	0	0	0	0	0	0	0	1	-100.0
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	0	0	0	0	0	0	0	9	0	9	-100.0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	0	1	0	0	0	0	0	0	0	1	-100.0
Burnaby - Central Park	3	0	0	0	0	0	0	0	3	0	n/a
Burnaby - Remainder	12	2	4	6	0	13	0	0	16	21	-23.8
Burnaby Total	15	3	4	6	0	13	0	9	19	31	-38.7
Coquitlam	27	112	0	0	53	0	92	64	172	176	-2.3
Delta - Tsawwassen	2	7	0	0	0	0	32	0	34	7	**
Delta - Ladner	11	14	0	2	0	0	26	1	37	17	117.6
Delta - North	0	0	0	0	0	0	0	0	0	0	n/a
Delta	13	21	0	2	0	0	58	1	71	24	195.8
Langley City	0	0	0	0	0	0	0	0	0	0	n/a
Langley District	11	22	0	0	23	0	24	4	58	26	123.1
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	15	29	2	2	0	0	0	0	17	31	-45.2
New Westminster	11	0	0	0	0	0	143	0	154	0	n/a
North Vancouver City	1	0	0	6	9	0	52	2	62	8	**
North Vancouver DM	1	9	0	0	0	0	2	0	3	9	-66.7
Pitt Meadows	0	1	0	0	0	0	0	0	0	1	-100.0
Port Coquitlam	4	0	0	2	0	13	4	4	8	19	-57.9
Port Moody	0	1	0	0	0	0	0	0	0	1	-100.0
Richmond	36	0	10	0	6	34	85	0	137	34	**
Surrey - South	36	39	0	8	11	27	0	1	47	75	-37.3
Surrey - Cloverdale	13	61	0	2	13	0	2	22	28	85	-67.1
Surrey - North	56	76	2	0	12	42	0	5	70	123	-43.1
Surrey - Guildford	0	2	0	0	0	0	0	0	0	2	-100.0
Surrey - Whalley	12	7	0	0	0	0	0	0	12	7	71.4
Surrey Total	117	185	2	10	36	69	2	28	157	292	-46.2
University Endowment Lands	0	3	0	0	0	0	0	0	0	3	-100.0
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kitsilano	0	1	0	2	0	0	0	0	0	3	-100.0
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	3	1	0	0	0	0	0	0	3	1	200.0
Vancouver - Kerrisdale	11	3	0	0	0	0	0	2	11	5	120.0
Vancouver - Marpole	3	1	0	0	0	0	0	0	3	1	200.0
Vancouver - Eastside	94	0	6	0	0	0	65	2	165	2	**
Vancouver - Mt. Pleasant	0	1	6	0	0	0	57	0	63	1	**
Vancouver - Strath/Grand	0	0	4	0	0	0	0	0	4	0	n/a
Vancouver - Westside	27	2	0	0	0	0	10	0	37	2	**
Vancouver Total	138	9	16	2	0	0	134	4	288	15	**
West Vancouver	4	3	0	0	0	0	0	0	4	3	33.3
White Rock	1	5	0	0	0	0	4	2	5	7	-28.6
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	403	406	34	30	127	129	600	118	1,164	683	70.4

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - August 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Anmore	15	9	0	0	0	0	0	0	15	9	66.7
Belcarra	0	2	0	0	0	0	0	0	0	2	-100.0
Bowen Island	16	15	0	0	0	0	4	4	20	19	5.3
Burnaby - Mountain	0	2	0	0	0	0	0	0	0	2	-100.0
Burnaby - North	30	24	2	6	15	20	0	248	47	298	-84.2
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	12	17	0	10	12	4	0	71	24	102	-76.5
Burnaby - Central Park	28	6	4	12	0	0	26	130	58	148	-60.8
Burnaby - Remainder	66	41	28	34	47	13	394	76	535	164	**
Burnaby Total	136	90	34	62	74	37	420	525	664	714	-7.0
Coquitlam	116	171	34	12	164	145	260	715	574	1,043	-45.0
Delta - Tsawwassen	6	14	0	0	0	0	87	0	93	14	**
Delta - Ladner	23	50	0	2	0	0	26	5	49	57	-14.0
Delta - North	57	38	6	0	74	53	2	52	139	143	-2.8
Delta	86	102	6	2	74	53	115	57	281	214	31.3
Langley City	6	1	0	0	0	0	105	0	111	1	**
Langley District	114	131	0	6	266	139	114	244	494	520	-5.0
Lion's Bay	1	1	0	0	0	0	0	0	1	1	0.0
Maple Ridge	124	196	6	20	70	20	0	1	200	237	-15.6
New Westminster	69	43	2	0	0	0	202	592	273	635	-57.0
North Vancouver City	12	7	4	18	20	20	157	401	193	446	-56.7
North Vancouver DM	47	42	0	38	4	63	16	47	67	190	-64.7
Pitt Meadows	9	10	0	0	0	0	0	0	9	10	-10.0
Port Coquitlam	9	4	4	2	35	55	38	92	86	153	-43.8
Port Moody	10	4	0	0	13	0	0	0	23	4	**
Richmond	213	85	20	10	87	224	475	826	795	1,145	-30.6
Surrey - South	234	267	30	54	252	285	0	281	516	887	-41.8
Surrey - Cloverdale	245	443	0	6	63	119	41	425	349	993	-64.9
Surrey - North	425	487	26	12	214	195	161	99	826	793	4.2
Surrey - Guildford	5	3	0	0	26	0	0	64	31	67	-53.7
Surrey - Whalley	91	58	2	0	0	30	0	568	93	656	-85.8
Surrey Total	1,000	1,258	58	72	555	629	202	1,437	1,815	3,396	-46.6
University Endowment Lands	2	7	0	4	0	0	134	91	136	102	33.3
Vancouver - West End	0	0	0	0	0	0	256	319	256	319	-19.7
Vancouver - Downtown	0	0	0	0	0	4	1,078	309	1,078	313	**
Vancouver - Kitsilano	6	1	6	2	14	0	3	251	29	254	-88.6
Vancouver - False Creek	0	0	0	0	0	56	0	1,059	0	1,115	-100.0
Vancouver - Granville/Oak	6	3	2	0	0	0	2	21	10	24	-58.3
Vancouver - Kerrisdale	38	11	0	0	0	0	8	35	46	46	0.0
Vancouver - Marpole	39	19	2	8	0	0	20	2	61	29	110.3
Vancouver - Eastside	271	104	18	4	19	6	387	72	695	186	**
Vancouver - Mt. Pleasant	3	2	16	10	0	30	182	6	201	48	**
Vancouver - Strath/Grand	0	1	6	2	0	0	0	12	6	15	-60.0
Vancouver - Westside	180	30	2	4	0	48	44	0	226	82	175.6
Vancouver Total	543	171	52	30	33	144	1,982	2,086	2,610	2,431	7.4
West Vancouver	61	51	8	0	0	0	0	8	69	59	16.9
White Rock	9	11	0	0	9	0	24	71	42	82	-48.8
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	2,598	2,411	228	276	1,404	1,529	4,248	7,197	8,478	11,413	-25.7

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
August 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	0	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	9	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	0	0
Burnaby - Central Park	0	0	0	0	0	0	0	0
Burnaby - Remainder	0	8	0	5	0	0	0	0
Burnaby Total	0	8	0	5	0	9	0	0
Coquitlam	53	0	0	0	92	64	0	0
Delta - Tsawwassen	0	0	0	0	32	0	0	0
Delta - Ladner	0	0	0	0	24	0	2	1
Delta - North	0	0	0	0	0	0	0	0
Delta	0	0	0	0	56	0	2	1
Langley City	0	0	0	0	0	0	0	0
Langley District	23	0	0	0	24	4	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	0	0	0	0	0	0	0	0
New Westminster	0	0	0	0	46	0	97	0
North Vancouver City	9	0	0	0	52	2	0	0
North Vancouver DM	0	0	0	0	2	0	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	13	0	0	4	4	0	0
Port Moody	0	0	0	0	0	0	0	0
Richmond	6	34	0	0	85	0	0	0
Surrey - South	11	27	0	0	0	0	0	1
Surrey - Cloverdale	13	0	0	0	0	10	2	12
Surrey - North	12	42	0	0	0	0	0	5
Surrey - Guildford	0	0	0	0	0	0	0	0
Surrey - Whalley	0	0	0	0	0	0	0	0
Surrey Total	36	69	0	0	0	10	2	18
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	0	0	0	0	0	0	0
Vancouver - Kerrisdale	0	0	0	0	0	2	0	0
Vancouver - Marpole	0	0	0	0	0	0	0	0
Vancouver - Eastside	0	0	0	0	58	2	7	0
Vancouver - Mt. Pleasant	0	0	0	0	57	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	0	0	0	0	10	0	0	0
Vancouver Total	0	0	0	0	127	4	7	0
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	4	2	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	127	124	0	5	492	99	108	19

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - August 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	2	4	2	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	15	20	0	0	0	248	0	0
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	12	4	0	0	0	71	0	0
Burnaby - Central Park	0	0	0	0	26	130	0	0
Burnaby - Remainder	47	8	0	5	394	76	0	0
Burnaby Total	74	32	0	5	420	525	0	0
Coquitlam	164	145	0	0	208	715	52	0
Delta - Tsawwassen	0	0	0	0	87	0	0	0
Delta - Ladner	0	0	0	0	24	0	2	5
Delta - North	74	53	0	0	2	51	0	1
Delta	74	53	0	0	113	51	2	6
Langley City	0	0	0	0	105	0	0	0
Langley District	266	139	0	0	114	244	0	0
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	70	20	0	0	0	0	0	1
New Westminster	0	0	0	0	73	592	129	0
North Vancouver City	20	20	0	0	157	376	0	25
North Vancouver DM	4	63	0	0	16	47	0	0
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	35	55	0	0	38	92	0	0
Port Moody	13	0	0	0	0	0	0	0
Richmond	87	224	0	0	472	822	3	4
Surrey - South	252	285	0	0	0	269	0	12
Surrey - Cloverdale	63	119	0	0	2	299	39	126
Surrey - North	214	195	0	0	144	66	17	33
Surrey - Guildford	26	0	0	0	0	64	0	0
Surrey - Whalley	0	30	0	0	0	568	0	0
Surrey Total	555	629	0	0	146	1,266	56	171
University Endowment Lands	0	0	0	0	62	91	72	0
Vancouver - West End	0	0	0	0	256	319	0	0
Vancouver - Downtown	0	4	0	0	769	309	309	0
Vancouver - Kitsilano	14	0	0	0	3	251	0	0
Vancouver - False Creek	0	56	0	0	0	877	0	182
Vancouver - Granville/Oak	0	0	0	0	2	21	0	0
Vancouver - Kerrisdale	0	0	0	0	8	35	0	0
Vancouver - Marpole	0	0	0	0	20	2	0	0
Vancouver - Eastside	16	6	3	0	350	72	37	0
Vancouver - Mt. Pleasant	0	30	0	0	182	6	0	0
Vancouver - Strath/Grand	0	0	0	0	0	12	0	0
Vancouver - Westside	0	48	0	0	44	0	0	0
Vancouver Total	30	144	3	0	1,636	1,904	346	182
West Vancouver	0	0	0	0	0	8	0	0
White Rock	9	0	0	0	24	71	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	1,401	1,524	3	5	3,586	6,808	662	389

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
August 2011

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010
Anmore	9	2	0	0	0	0	9	2
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	1	0	0	0	0	0	1
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	9	0	0	0	9
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	1	0	0	0	0	0	1
Burnaby - Central Park	3	0	0	0	0	0	3	0
Burnaby - Remainder	16	8	0	8	0	5	16	21
Burnaby Total	19	9	0	17	0	5	19	31
Coquitlam	51	176	121	0	0	0	172	176
Delta - Tsawwassen	2	7	32	0	0	0	34	7
Delta - Ladner	9	16	24	0	4	1	37	17
Delta - North	0	0	0	0	0	0	0	0
Delta	11	23	56	0	4	1	71	24
Langley City	0	0	0	0	0	0	0	0
Langley District	34	22	23	0	1	4	58	26
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	17	29	0	2	0	0	17	31
New Westminster	11	0	46	0	97	0	154	0
North Vancouver City	1	8	61	0	0	0	62	8
North Vancouver DM	3	9	0	0	0	0	3	9
Pitt Meadows	0	1	0	0	0	0	0	1
Port Coquitlam	8	4	0	15	0	0	8	19
Port Moody	0	1	0	0	0	0	0	1
Richmond	59	0	75	34	3	0	137	34
Surrey - South	36	36	11	38	0	1	47	75
Surrey - Cloverdale	13	71	13	2	2	12	28	85
Surrey - North	53	76	14	42	3	5	70	123
Surrey - Guildford	0	2	0	0	0	0	0	2
Surrey - Whalley	12	7	0	0	0	0	12	7
Surrey Total	114	192	38	82	5	18	157	292
University Endowment Lands	0	3	0	0	0	0	0	3
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	3	0	0	0	0	0	3
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	3	1	0	0	0	0	3	1
Vancouver - Kerrisdale	10	5	0	0	1	0	11	5
Vancouver - Marpole	3	1	0	0	0	0	3	1
Vancouver - Eastside	136	2	0	0	29	0	165	2
Vancouver - Mt. Pleasant	6	1	57	0	0	0	63	1
Vancouver - Strath/Grand	4	0	0	0	0	0	4	0
Vancouver - Westside	36	2	0	0	1	0	37	2
Vancouver Total	200	15	57	0	31	0	288	15
West Vancouver	4	3	0	0	0	0	4	3
White Rock	5	7	0	0	0	0	5	7
Indian Reserves	0	0	0	0	0	0	0	0
Vancouver CMA	546	505	477	150	141	28	1,164	683

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Anmore													
August 2011	0	0.0	0	0.0	1	11.1	0	0.0	8	88.9	9	--	--
August 2010	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	--	--
Year-to-date 2011	0	0.0	0	0.0	1	7.1	0	0.0	13	92.9	14	1,500,000	1,497,786
Year-to-date 2010	0	0.0	0	0.0	0	0.0	1	7.7	12	92.3	13	1,500,000	1,573,308
Belcarra													
August 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Bowen Island													
August 2011	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
August 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2011	1	7.1	5	35.7	1	7.1	2	14.3	5	35.7	14	745,000	853,786
Year-to-date 2010	0	0.0	2	14.3	1	7.1	7	50.0	4	28.6	14	800,000	817,857
Burnaby													
August 2011	0	0.0	0	0.0	0	0.0	7	58.3	5	41.7	12	953,000	1,143,642
August 2010	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Year-to-date 2011	0	0.0	0	0.0	17	13.5	50	39.7	59	46.8	126	991,800	1,043,868
Year-to-date 2010	0	0.0	0	0.0	26	25.5	42	41.2	34	33.3	102	918,000	974,712
Coquitlam													
August 2011	0	0.0	1	4.8	6	28.6	14	66.7	0	0.0	21	845,293	817,108
August 2010	0	0.0	10	8.8	70	61.9	27	23.9	6	5.3	113	703,465	752,361
Year-to-date 2011	0	0.0	5	4.3	66	57.4	24	20.9	20	17.4	115	768,537	822,745
Year-to-date 2010	0	0.0	29	16.8	96	55.5	33	19.1	15	8.7	173	679,900	765,011
Delta													
August 2011	0	0.0	0	0.0	4	28.6	6	42.9	4	28.6	14	900,000	937,564
August 2010	0	0.0	0	0.0	5	25.0	9	45.0	6	30.0	20	870,000	869,245
Year-to-date 2011	1	1.0	3	2.9	44	42.7	45	43.7	10	9.7	103	800,000	845,056
Year-to-date 2010	1	1.0	18	18.0	41	41.0	26	26.0	14	14.0	100	750,000	806,301
Langley City													
August 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	0.0	3	60.0	1	20.0	1	20.0	0	0.0	5	--	--
Year-to-date 2010	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Langley District													
August 2011	0	0.0	7	63.6	2	18.2	1	9.1	1	9.1	11	599,000	718,606
August 2010	0	0.0	5	38.5	3	23.1	2	15.4	3	23.1	13	761,000	865,223
Year-to-date 2011	3	2.8	50	46.7	27	25.2	13	12.1	14	13.1	107	669,000	787,608
Year-to-date 2010	0	0.0	71	55.5	28	21.9	11	8.6	18	14.1	128	629,950	766,657

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Lion's Bay													
August 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Maple Ridge													
August 2011	4	23.5	7	41.2	6	35.3	0	0.0	0	0.0	17	565,000	597,600
August 2010	6	23.1	15	57.7	4	15.4	0	0.0	1	3.8	26	600,450	600,477
Year-to-date 2011	32	26.2	63	51.6	24	19.7	3	2.5	0	0.0	122	554,753	571,918
Year-to-date 2010	57	27.7	127	61.7	21	10.2	0	0.0	1	0.5	206	559,900	562,343
New Westminster													
August 2011	0	0.0	5	45.5	5	45.5	1	9.1	0	0.0	11	679,000	670,864
August 2010	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2011	22	30.6	31	43.1	12	16.7	6	8.3	1	1.4	72	536,900	592,420
Year-to-date 2010	0	0.0	24	63.2	9	23.7	4	10.5	1	2.6	38	628,000	663,789
North Vancouver City													
August 2011	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
August 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
North Vancouver DM													
August 2011	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
August 2010	0	0.0	0	0.0	0	0.0	2	18.2	9	81.8	11	1,500,000	1,630,809
Year-to-date 2011	0	0.0	0	0.0	0	0.0	7	13.0	47	87.0	54	1,580,000	1,693,107
Year-to-date 2010	1	2.8	0	0.0	1	2.8	3	8.3	31	86.1	36	1,502,000	1,535,178
Pitt Meadows													
August 2011	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
August 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	0.0	10	90.9	1	9.1	0	0.0	0	0.0	11	579,000	577,984
Year-to-date 2010	1	11.1	5	55.6	3	33.3	0	0.0	0	0.0	9	--	--
Port Coquitlam													
August 2011	0	0.0	0	0.0	3	100.0	0	0.0	0	0.0	3	--	--
August 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	0.0	1	14.3	4	57.1	2	28.6	0	0.0	7	--	--
Year-to-date 2010	0	0.0	2	50.0	1	25.0	1	25.0	0	0.0	4	--	--
Port Moody													
August 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2011	0	0.0	0	0.0	1	10.0	3	30.0	6	60.0	10	1,000,000	951,800
Year-to-date 2010	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	--	--
Richmond													
August 2011	0	0.0	0	0.0	0	0.0	2	8.0	23	92.0	25	1,500,000	1,517,261
August 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	0.0	0	0.0	7	3.6	21	10.8	167	85.6	195	1,500,000	1,514,598
Year-to-date 2010	0	0.0	3	2.8	6	5.5	22	20.2	78	71.6	109	1,000,000	1,206,037

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Surrey													
August 2011	9	7.1	41	32.5	43	34.1	22	17.5	11	8.7	126	699,000	757,112
August 2010	6	3.6	80	48.5	40	24.2	30	18.2	9	5.5	165	645,000	705,012
Year-to-date 2011	85	7.7	441	39.9	338	30.6	172	15.6	68	6.2	1,104	670,500	716,091
Year-to-date 2010	60	5.0	707	58.5	269	22.2	132	10.9	41	3.4	1,209	600,000	670,649
University Endowment Lands													
August 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2010	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2011	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
Vancouver City													
August 2011	0	0.0	2	2.2	1	1.1	47	51.6	41	45.1	91	950,000	1,281,560
August 2010	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	--	--
Year-to-date 2011	0	0.0	2	0.5	6	1.6	153	39.9	222	58.0	383	1,000,000	1,854,198
Year-to-date 2010	0	0.0	0	0.0	6	2.9	76	36.7	125	60.4	207	1,000,000	1,659,301
West Vancouver													
August 2011	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
August 2010	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2011	1	1.7	0	0.0	0	0.0	0	0.0	59	98.3	60	3,050,000	3,135,603
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	42	100.0	42	3,200,000	3,414,183
White Rock													
August 2011	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
August 2010	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
Year-to-date 2011	0	0.0	0	0.0	3	27.3	1	9.1	7	63.6	11	1,400,000	1,275,330
Year-to-date 2010	0	0.0	0	0.0	2	18.2	2	18.2	7	63.6	11	1,090,000	1,252,455
Indian Reserves													
August 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Vancouver CMA													
August 2011	13	3.7	65	18.6	71	20.3	100	28.6	101	28.9	350	850,000	1,009,205
August 2010	12	3.2	110	29.4	123	32.9	73	19.5	56	15.0	374	699,000	844,746
Year-to-date 2011	145	5.7	614	24.3	553	21.9	503	19.9	709	28.1	2,524	799,000	1,060,053
Year-to-date 2010	120	4.9	989	40.8	510	21.0	361	14.9	445	18.4	2,425	670,000	880,586

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
August 2011

Submarket	Aug 2011	Aug 2010	% Change	YTD 2011	YTD 2010	% Change
Anmore	--	--	n/a	1,497,786	1,573,308	-4.8
Belcarra	--	--	n/a	--	--	n/a
Bowen Island	--	--	n/a	853,786	817,857	4.4
Burnaby Total	1,143,642	--	n/a	1,043,868	974,712	7.1
Coquitlam	817,108	752,361	8.6	822,745	765,011	7.5
Delta	937,564	869,245	7.9	845,056	806,301	4.8
Langley City	--	--	n/a	--	--	n/a
Langley District	718,606	865,223	-16.9	787,608	766,657	2.7
Lion's Bay	--	--	n/a	--	--	n/a
Maple Ridge	597,600	600,477	-0.5	571,918	562,343	1.7
New Westminster	670,864	--	n/a	592,420	663,789	-10.8
North Vancouver City	--	--	n/a	--	--	n/a
North Vancouver DM	--	1,630,809	n/a	1,693,107	1,535,178	10.3
Pitt Meadows	--	--	n/a	577,984	--	n/a
Port Coquitlam	--	--	n/a	--	--	n/a
Port Moody	--	--	n/a	951,800	--	n/a
Richmond	1,517,261	--	n/a	1,514,598	1,206,037	25.6
Surrey Total	757,112	705,012	7.4	716,091	670,649	6.8
University Endowment Lands	--	--	n/a	--	--	n/a
Vancouver City	1,281,560	--	n/a	1,854,198	1,659,301	11.7
West Vancouver	--	--	n/a	3,135,603	3,414,183	-8.2
White Rock	--	--	n/a	1,275,330	1,252,455	1.8
Indian Reserves	--	--	n/a	--	--	n/a
Vancouver CMA	1,009,205	844,746	19.5	1,060,053	880,586	20.4

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Vancouver
August 2011

		Single Detached				Attached				Apartment			
		Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price ($)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price ($)	Number of Sales	Number of Active Listings	Sales-to-Active Listings Ratio	Average Price ($)
2010	January	709	4,134	17%	950,785	327	1,462	22%	552,971	891	4,621	19%	420,566
	February	984	4,694	21%	963,191	417	1,582	26%	550,873	1,074	5,070	21%	432,964
	March	1344	5,501	24%	1,002,020	549	1,919	29%	489,199	1,253	6,161	20%	432,754
	April	1372	6,587	21%	1,003,884	616	2,301	27%	551,385	1,526	7,013	22%	427,847
	May	1243	7,359	17%	955,348	528	2,602	20%	543,290	1,326	7,541	18%	444,055
	June	1141	7,529	15%	970,542	575	2,583	22%	569,037	1,258	7,452	17%	428,924
	July	911	7,075	13%	941,275	368	2,443	15%	529,253	979	6,913	14%	443,100
	August	898	6,572	14%	999,407	374	2,356	16%	551,035	936	6,493	14%	430,598
	September	870	6,489	13%	1,016,324	384	2,381	16%	534,085	972	6,531	15%	430,712
	October	979	5,829	17%	1,058,578	377	2,184	17%	519,187	988	6,062	16%	441,696
	November	1054	5,019	21%	1,043,161	407	1,946	21%	539,429	1,054	5,419	19%	416,702
	December	772	3,912	20%	1,046,348	319	1,559	20%	526,556	812	4,397	18%	439,648
2011	January	793	4,138	19%	1,144,537	313	1,687	19%	552,550	713	4,613	15%	441,491
	February	1,406	4,769	29%	1,173,395	489	1,931	25%	573,534	1,206	5,225	23%	444,862
	March	1,799	5,365	34%	1,155,007	663	2,111	31%	573,118	1,622	5,634	29%	465,997
	April	1,408	5,944	24%	1,204,587	622	2,208	28%	573,318	1,201	6,035	20%	483,424
	May	1,575	6,129	26%	1,223,421	579	2,315	25%	555,057	1,228	6,212	20%	465,422
	June	1,473	6,253	24%	1,215,265	525	2,403	22%	554,763	1,266	6,450	20%	445,981
	July	1,101	6,396	17%	1,133,357	432	2,401	18%	569,042	1,040	6,429	16%	450,527
	August	1,029	6,222	17%	1,169,120	403	2,347	17%	561,101	955	6,201	15%	457,254
	September												
	October												
	November												
	December												
	Q2 2010	3,756	7,158	18%	977,693	1,719	2,495	23%	554,803	4,110	7,335	19%	433,406
	Q2 2011	4,456	6,109	24%	1,214,774	1,726	2,309	25%	561,548	3,695	6,232	20%	464,612
	YTD 2010	8,602	6,181	18%	976,027	3,754	2,156	22%	541,733	9,243	6,408	18%	432,771
	YTD 2011	10,584	5,652	24%	1,180,948	4,026	2,175	23%	564,969	9,231	5,850	20%	458,141

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Note: Based on boundaries of the REBGV, does not include Langley, North Delta., Surrey, White Rock

Source: Real Estate Board of Greater Vancouver (REBGV)

Table 6: Economic Indicators
August 2011

		Interest Rates			NHPI, Total, Vancouver CMA 2007=100	CPI, 2002 =100	Vancouver Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2010	January	610	3.60	5.49	98.2	113.1	1,208	7.9	66.5	821
	February	604	3.60	5.39	98.7	113.9	1,209	7.8	66.4	824
	March	631	3.60	5.85	99.3	113.6	1,205	7.8	66.1	825
	April	655	3.80	6.25	99.7	114.2	1,206	7.6	65.9	827
	May	639	3.70	5.99	99.9	114.6	1,207	7.6	65.9	837
	June	633	3.60	5.89	99.8	114.5	1,212	7.6	66.0	841
	July	627	3.50	5.79	99.0	115.7	1,219	7.5	66.2	845
	August	604	3.30	5.39	99.0	115.7	1,226	7.4	66.4	846
	September	604	3.30	5.39	98.6	115.6	1,232	7.3	66.5	847
	October	598	3.20	5.29	98.7	116.1	1,235	7.3	66.6	849
	November	607	3.35	5.44	98.5	116.0	1,232	7.2	66.3	842
	December	592	3.35	5.19	98.4	115.5	1,231	7.3	66.2	835
2011	January	592	3.35	5.19	98.4	115.8	1,227	7.4	65.9	831
	February	607	3.50	5.44	98.5	116.0	1,226	8.1	66.3	830
	March	601	3.50	5.34	98.7	117.0	1,226	8.2	66.3	832
	April	621	3.70	5.69	98.9	117.2	1,231	8.4	66.6	835
	May	616	3.70	5.59	99.1	118.0	1,241	7.6	66.5	842
	June	604	3.50	5.39	99.1	117.5	1,246	7.2	66.4	851
	July	604	3.50	5.39	99.1	117.5	1,250	7.0	66.3	859
	August	604	3.50	5.39		117.7	1,248	7.3	66.4	863
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
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1.1	Housing Activity Summary by Submarket
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2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
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3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
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3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Abbotsford CMA
August 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
August 2011	23	0	12	0	0	0	3	0	38
August 2010	32	0	4	1	3	0	0	0	40
% Change	-28.1	n/a	200.0	-100.0	-100.0	n/a	n/a	n/a	-5.0
Year-to-date 2011	167	0	38	1	34	87	6	0	333
Year-to-date 2010	246	0	48	2	10	0	2	0	308
% Change	-32.1	n/a	-20.8	-50.0	**	n/a	200.0	n/a	8.1
UNDER CONSTRUCTION									
August 2011	152	0	58	1	47	87	8	0	353
August 2010	210	0	60	2	31	56	3	0	362
% Change	-27.6	n/a	-3.3	-50.0	51.6	55.4	166.7	n/a	-2.5
COMPLETIONS									
August 2011	17	2	4	0	0	0	3	0	26
August 2010	34	0	4	1	0	0	0	0	39
% Change	-50.0	n/a	0.0	-100.0	n/a	n/a	n/a	n/a	-33.3
Year-to-date 2011	187	2	48	1	75	0	3	0	316
Year-to-date 2010	202	0	54	17	23	237	0	0	533
% Change	-7.4	n/a	-11.1	-94.1	**	-100.0	n/a	n/a	-40.7
COMPLETED & NOT ABSORBED									
August 2011	81	0	8	0	13	24	0	0	126
August 2010	60	0	10	1	19	67	0	0	157
% Change	35.0	n/a	-20.0	-100.0	-31.6	-64.2	n/a	n/a	-19.7
ABSORBED									
August 2011	22	2	5	0	16	9	3	0	57
August 2010	34	0	4	2	0	7	0	0	47
% Change	-35.3	n/a	25.0	-100.0	n/a	28.6	n/a	n/a	21.3
Year-to-date 2011	192	2	45	3	77	54	3	0	376
Year-to-date 2010	224	0	47	18	40	244	0	0	573
% Change	-14.3	n/a	-4.3	-83.3	92.5	-77.9	n/a	n/a	-34.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
August 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Abbotsford City									
August 2011	16	0	12	0	0	0	2	0	30
August 2010	19	0	4	1	3	0	0	0	27
Mission DM									
August 2011	7	0	0	0	0	0	1	0	8
August 2010	13	0	0	0	0	0	0	0	13
Indian Reserves									
August 2011	0	0	0	0	0	0	0	0	0
August 2010	0	0	0	0	0	0	0	0	0
Abbotsford CMA									
August 2011	23	0	12	0	0	0	3	0	38
August 2010	32	0	4	1	3	0	0	0	40
UNDER CONSTRUCTION									
Abbotsford City									
August 2011	93	0	58	1	47	87	7	0	293
August 2010	163	0	60	2	31	56	3	0	315
Mission DM									
August 2011	59	0	0	0	0	0	1	0	60
August 2010	47	0	0	0	0	0	0	0	47
Indian Reserves									
August 2011	0	0	0	0	0	0	0	0	0
August 2010	0	0	0	0	0	0	0	0	0
Abbotsford CMA									
August 2011	152	0	58	1	47	87	8	0	353
August 2010	210	0	60	2	31	56	3	0	362
COMPLETIONS									
Abbotsford City									
August 2011	8	0	4	0	0	0	3	0	15
August 2010	24	0	4	1	0	0	0	0	29
Mission DM									
August 2011	9	2	0	0	0	0	0	0	11
August 2010	10	0	0	0	0	0	0	0	10
Indian Reserves									
August 2011	0	0	0	0	0	0	0	0	0
August 2010	0	0	0	0	0	0	0	0	0
Abbotsford CMA									
August 2011	17	2	4	0	0	0	3	0	26
August 2010	34	0	4	1	0	0	0	0	39

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket August 2011

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Abbotsford City									
August 2011	57	0	8	0	13	20	0	0	98
August 2010	40	0	10	1	9	63	0	0	123
Mission DM									
August 2011	24	0	0	0	0	4	0	0	28
August 2010	20	0	0	0	10	4	0	0	34
Indian Reserves									
August 2011	0	0	0	0	0	0	0	0	0
August 2010	0	0	0	0	0	0	0	0	0
Abbotsford CMA									
August 2011	81	0	8	0	13	24	0	0	126
August 2010	60	0	10	1	19	67	0	0	157
ABSORBED									
Abbotsford City									
August 2011	12	0	5	0	14	9	3	0	43
August 2010	23	0	4	2	0	7	0	0	36
Mission DM									
August 2011	10	2	0	0	2	0	0	0	14
August 2010	11	0	0	0	0	0	0	0	11
Indian Reserves									
August 2011	0	0	0	0	0	0	0	0	0
August 2010	0	0	0	0	0	0	0	0	0
Abbotsford CMA									
August 2011	22	2	5	0	16	9	3	0	57
August 2010	34	0	4	2	0	7	0	0	47

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2A: History of Housing Starts of Abbotsford CMA 2001 - 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2010	347	2	84	3	75	0	5	0	516
% Change	68.4	n/a	10.5	0.0	**	-100.0	**	n/a	41.4
2009	206	0	76	3	23	56	1	0	365
% Change	-37.8	-100.0	-9.5	-88.9	-84.4	-91.9	n/a	n/a	-71.6
2008	331	2	84	27	147	694	0	0	1,285
% Change	-33.0	n/a	-64.1	-18.2	32.4	**	n/a	n/a	18.1
2007	494	0	234	33	111	216	0	0	1,088
% Change	26.3	-100.0	77.3	-8.3	16.8	-60.7	n/a	n/a	-9.9
2006	391	4	132	36	95	549	0	0	1,207
% Change	-12.1	100.0	-42.1	176.9	61.0	200.0	n/a	-100.0	19.3
2005	445	2	228	13	59	183	0	82	1,012
% Change	-25.0	0.0	4.6	-7.1	-13.2	**	n/a	-37.9	-6.6
2004	593	2	218	14	68	56	0	132	1,083
% Change	-6.0	-80.0	-20.7	**	-11.7	n/a	n/a	120.0	2.6
2003	631	10	275	3	77	0	0	60	1,056
% Change	14.3	**	78.6	-50.0	18.5	-100.0	n/a	-73.8	1.7
2002	552	2	154	6	65	28	0	229	1,038
% Change	34.6	0.0	n/a	200.0	**	n/a	n/a	n/a	148.3
2001	410	2	0	2	4	0	0	0	418

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
August 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010	% Change
Abbotsford City	18	20	0	0	0	3	12	4	30	27	11.1
Mission DM	8	13	0	0	0	0	0	0	8	13	-38.5
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford CMA	26	33	0	0	0	3	12	4	38	40	-5.0

Table 2.1: Starts by Submarket and by Dwelling Type
January - August 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Abbotsford City	105	183	0	0	34	10	125	48	264	241	9.5
Mission DM	69	67	0	0	0	0	0	0	69	67	3.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford CMA	174	250	0	0	34	10	125	48	333	308	8.1

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
August 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010
Abbotsford City	0	3	0	0	12	4	0	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford DM	0	3	0	0	12	4	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - August 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Abbotsford City	34	10	0	0	125	48	0	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford CMA	34	10	0	0	125	48	0	0

Table 2.4: Starts by Submarket and by Intended Market
August 2011

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010
Abbotsford City	28	23	0	4	2	0	30	27
Mission DM	7	13	0	0	1	0	8	13
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford CMA	35	36	0	4	3	0	38	40

Table 2.5: Starts by Submarket and by Intended Market
January - August 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Abbotsford City	137	227	122	12	5	2	264	241
Mission DM	68	67	0	0	1	0	69	67
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsord CMA	205	294	122	12	6	2	333	308

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 3: Completions by Submarket and by Dwelling Type
August 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010	% Change
Abbotsford City	11	25	0	0	0	0	4	4	15	29	-48.3
Mission DM	9	10	2	0	0	0	0	0	11	10	10.0
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford CMA	20	35	2	0	0	0	4	4	26	39	-33.3

Table 3.1: Completions by Submarket and by Dwelling Type
January - August 2011

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	% Change
Abbotsford City	134	135	6	6	69	17	48	291	257	449	-42.8
Mission DM	57	84	2	0	0	0	0	0	59	84	-29.8
Indian Reserves	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford CMA	191	219	8	6	69	17	48	291	316	533	-40.7

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
August 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010
Abbotsford City	0	0	0	0	4	4	0	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford DM	0	0	0	0	4	4	0	0

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - August 2011

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Abbotsford City	69	17	0	0	48	291	0	0
Mission DM	0	0	0	0	0	0	0	0
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford CMA	69	17	0	0	48	291	0	0

Table 3.4: Completions by Submarket and by Intended Market
August 2011

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010	Aug 2011	Aug 2010
Abbotsford City	12	28	0	1	3	0	15	29
Mission DM	11	10	0	0	0	0	11	10
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsford CMA	23	38	0	1	3	0	26	39

Table 3.5: Completions by Submarket and by Intended Market
January - August 2011

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010	YTD 2011	YTD 2010
Abbotsford City	178	172	76	277	3	0	257	449
Mission DM	59	84	0	0	0	0	59	84
Indian Reserves	0	0	0	0	0	0	0	0
Abbotsord CMA	237	256	76	277	3	0	316	533

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2011

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Abbotsford City													
August 2011	1	8.3	4	33.3	3	25.0	4	33.3	0	0.0	12	576,950	575,175
August 2010	0	0.0	14	56.0	2	8.0	0	0.0	2	8.0	25	549,900	593,188
Year-to-date 2011	8	5.5	53	36.6	13	9.0	21	14.5	13	9.0	145	569,900	595,546
Year-to-date 2010	3	2.0	59	38.6	18	11.8	12	7.8	18	11.8	153	568,000	604,809
Mission DM													
August 2011	4	40.0	4	40.0	1	10.0	0	0.0	1	10.0	10	475,400	491,510
August 2010	1	10.0	8	80.0	0	0.0	0	0.0	0	0.0	10	481,950	490,390
Year-to-date 2011	16	32.0	24	48.0	1	2.0	5	10.0	1	2.0	50	469,900	497,620
Year-to-date 2010	38	43.2	47	53.4	0	0.0	1	1.1	0	0.0	88	459,900	461,531
Indian Reserves													
August 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2011	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Abbotsford CMA													
August 2011	5	22.7	8	36.4	1	4.5	4	18.2	1	4.5	22	517,400	537,145
August 2010	1	2.9	22	62.9	2	5.7	0	0.0	2	5.7	35	545,000	563,817
Year-to-date 2011	24	12.3	77	39.5	14	7.2	26	13.3	14	7.2	195	549,900	570,437
Year-to-date 2010	41	17.0	106	44.0	18	7.5	13	5.4	18	7.5	241	539,900	552,492

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas

Source: CMHC (Starts and Completions Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
August 2011

Submarket	Aug 2011	Aug 2010	% Change	YTD 2011	YTD 2010	% Change
Abbotsford City	575,175	593,188	-3.0	595,546	604,809	-1.5
Mission DM	491,510	490,390	0.2	497,620	461,531	7.8
Indian Reserves	--	--	n/a	--	--	n/a
Abbotsford CMA	537,145	563,817	-4.7	570,437	552,492	3.2

Effective January 2011, data includes market housing on First Nations reserve lands in urban areas
Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Fraser Valley
August 2011

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2010	January	905	150.7	1,526	2,572	2,795	54.6	433,971	8.3	452,208
	February	1,119	74.0	1,275	2,573	2,645	48.2	436,157	11.2	445,202
	March	1,458	56.4	1,306	3,073	2,449	53.3	455,947	16.1	461,389
	April	1,677	37.5	1,310	3,453	2,861	45.8	454,557	11.1	453,049
	May	1,403	-0.8	1,128	3,137	2,559	44.1	457,651	9.1	453,948
	June	1,681	-10.4	1,208	2,835	2,386	50.6	469,792	10.6	458,654
	July	1,035	-47.8	872	2,033	1,857	47.0	459,361	8.0	455,119
	August	946	-43.3	901	1,901	2,039	44.2	424,303	-2.4	415,574
	September	967	-35.0	1,017	2,173	2,140	47.5	444,997	1.9	446,633
	October	941	-40.6	1,058	1,898	2,069	51.1	456,169	2.4	451,133
	November	1,021	-27.5	1,165	1,546	2,095	55.6	455,017	5.4	467,310
	December	824	-23.8	1,211	952	2,250	53.8	444,258	-0.5	445,577
2011	January	773	-14.6	1,292	2,362	2,544	50.8	441,544	1.7	469,746
	February	1,201	7.3	1,374	2,749	2,755	49.9	483,509	10.9	498,705
	March	1,730	18.7	1,469	3,033	2,321	63.3	526,828	15.5	532,576
	April	1,414	-15.7	1,227	2,617	2,304	53.3	534,123	17.5	526,071
	May	1,512	7.8	1,190	2,785	2,114	56.3	526,541	15.1	514,898
	June	1,508	-10.3	1,127	2,494	2,214	50.9	503,331	7.1	499,139
	July	1,250	20.8	1,127	2,623	2,352	47.9	503,931	9.7	505,488
	August	1,282	35.5	1,173	2,418	2,436	48.2	507,750	19.7	503,453
	September									
	October									
	November									
	December									
	Q2 2010	4,761	5.5		9,425			460,848	10.0	
	Q2 2011	4,434	-6.9		7,896			521,065	13.1	
	YTD 2010	10,224	1.2		21,577			451,536	8.0	
	YTD 2011	10,670	4.4		21,081			508,404	12.6	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).
All figures contained in this publication are smoothed data, except for sales and active listings
Raw data: data observed for the current quarter
Smoothed data: average for the last four quarters, to reduce strong variations from one quarter to another and give a clearer trend
* Single-family homes: detached, semi-detached and row homes
** At the end of the quarter
***: observed change greater than 100%
n/a: data not available when fewer than 8 sales are recorded during the quarter
Note: Fraser Valley Real Estate Board includes North Delta, Surrey, Langley, White Rock

Source: CREA

Table 6: Economic Indicators
August 2011

		Interest Rates			NHPI, Total, 2007=100 (B.C.)	CPI, 2002 =100 (B.C.)	Abbotsford Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2010	January	610	3.60	5.49	97.3	112.2	91	7.2	69.8	796
	February	604	3.60	5.39	97.7	113.2	91	6.5	69.4	798
	March	631	3.60	5.85	98.2	112.6	91	6.2	69.0	790
	April	655	3.80	6.25	98.6	113.2	91	6.8	69.5	776
	May	639	3.70	5.99	98.8	113.6	91	7.9	70.1	771
	June	633	3.60	5.89	98.7	113.4	91	8.4	70.2	757
	July	627	3.50	5.79	97.9	114.6	91	8.1	69.5	750
	August	604	3.30	5.39	97.9	114.5	90	7.9	68.7	755
	September	604	3.30	5.39	97.6	114.5	89	7.7	68.1	768
	October	598	3.20	5.29	97.6	114.8	89	9.0	68.5	778
	November	607	3.35	5.44	97.4	114.9	88	9.6	68.2	778
	December	592	3.35	5.19	97.3	114.6	86	10.1	67.1	782
2011	January	592	3.35	5.19	97.3	114.8	86	9.7	66.4	790
	February	607	3.50	5.44	97.4	115.2	85	10.1	65.8	806
	March	601	3.50	5.34	97.6	116.1	85	10.2	66.1	822
	April	621	3.70	5.69	97.7	116.3	85	9.4	65.0	817
	May	616	3.70	5.59	97.9	117.1	85	8.9	64.8	804
	June	604	3.50	5.39	97.8	116.5	86	8.6	64.9	779
	July	604	3.50	5.39	97.8	116.6	86	8.6	65.3	767
	August	604	3.50	5.39		116.9	88	8.2	66.4	753
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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